


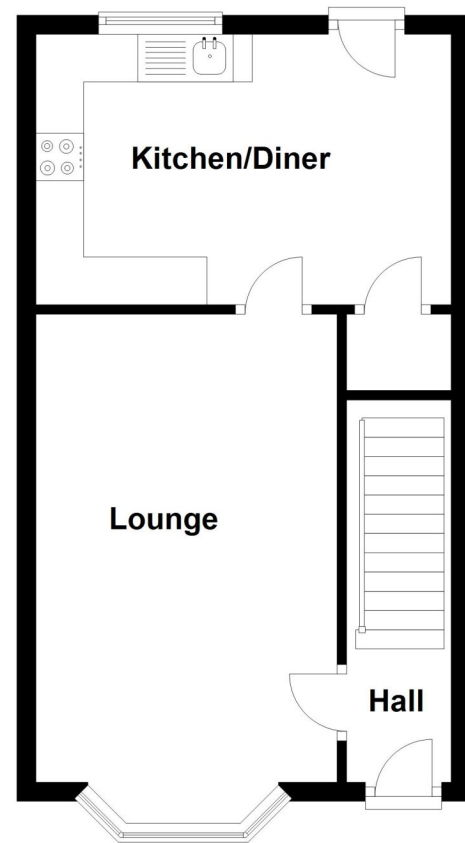
Foxley Court, Bourne, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

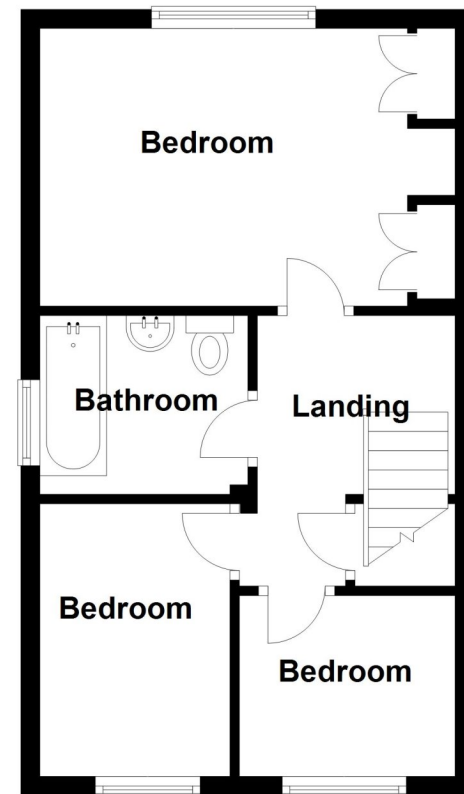
Ground Floor

Approx. 34.4 sq. metres (370.8 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.0 sq. feet)



Total area: approx. 68.6 sq. metres (738.8 sq. feet)



14 Foxley Court, Bourne, Lincolnshire, PE10 9TY

£200,000 Freehold

INVESTORS ONLY! A three-bedroom end of terrace house with a tenant willing to negotiate on the rent amount with the new landlord. The is located on this popular development backing onto open fields with accommodation comprising, entrance hall, lounge with bay window, kitchen/breakfast room, three bedrooms and bathroom. Outside there is a driveway to the side providing off road parking and to the rear a generous lawned garden which back onto open fields. Please call 01778 392807 for more information.

Three Bedroom End Of Terrace Home | Investors Only | Located on Popular Development | Off Road Parking | Open Field Views | Council Tax Band B

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See things differently.



ACCOMMODATION

Entrance Door Leading To:

Entrance Hall - Staircase leading to the first floor, dado rail, radiator and door leading through to:

Lounge - 16'1" x 10'4" (4.9m x 3.15m) UPVC double glazed bay window overlooking the front, laminate flooring, dado rail, radiator, TV point, power points and door leading through to:

Kitchen Dining Room - 14'5" x 9'7" (4.4m x 2.92m) Fitted units comprising single drainer sink unit with cupboard below, range of wall and base units, space for cooker, space and plumbing for washing machine, space for fridge freezer, wall mounted gas boiler supplying hot water and central heating, under stairs storage cupboard, laminate flooring, UPVC double glazed window and door on to the rear garden.

First Floor Landing - Access to the loft, built-in airing cupboard, dado rail and doors to:

Bedroom One - 13'10" x 9'4" (4.22m x 2.84m) UPVC double glazed window overlooking the rear, radiator, power points and built-in wardrobes.



Bedroom Two - 10'2" x 6'10" (3.1m x 2.08m) UPVC double glazed window to the front, radiator and power points.

Bedroom Three - 7'3" x 7'2" (2.2m x 2.18m) UPVC double glazed window to the front, radiator and power points.

Family Bathroom - Panelled bath with wall mounted shower and glass screen, low level WC, wash hand basin, part tiled walls, radiator and UPVC double glazed frosted window.

Outside - To the front there is a laid to lawn garden with driveway to the side providing ample off-road parking. The rear garden has paved patio leading onto mainly laid to lawn garden with fencing to all sides with views over open fields.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

DIRECTIONS

From our Winkworth office proceed to the traffic lights in the town centre turning left on to North Road. Proceed along this road turning left on to Beaufort Drive. Take the third right turning of this road in to Foxley Court where the property is located on the right-hand side.

