

**Edinburgh Crescent, Bourne,
Lincolnshire**

Approximate gross internal area:

Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
Total	Insert total

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

EPC TO FOLLOW

Ground Floor



54 Edinburgh Crescent, Bourne, Lincolnshire, PE10 9DU

£139,950 Leasehold

A spacious two bedroom ground floor maisonette with the benefit of its own private garden with direct access from the kitchen. The property is in need of modernisation throughout and would make an ideal first time purchase or buy to let investment benefit from, lounge with bay window, kitchen, two double bedrooms and bathroom. The property also benefits from gas central heating to radiators and upvc double glazed windows. The property is located within walking distance of the town centre with all its amenities and is also offered for sale with no chain. Please call 01778 302807 for more information.

2 Bedrooms | Entrance Hall | Lounge | Kitchen | Bathroom | Outside

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.



winkworth.co.uk/bourne

See things differently.



Bathroom - Fitted suite comprising, panelled bath, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Outside - Outside to the front there is a lawned garden with pathway leading to the first floor and to the rear a fully enclosed lawned garden.

Lease 88 years remaining

Service Charge TBC

Ground Rent TBC

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Leasehold

COUNCIL TAX BAND

A

ACCOMMODATION

Entrance Hall - With radiator, power points, storage recess and door to.

Lounge - 14'1" x 13'3" (4.3m x 4.04m) With upvc double glazed window to the front, wall mounted electric fire, radiator and power points.

Kitchen - 10'1" x 9'8" (3.07m x 2.95m) With fitted units comprising, single drainer sink with cupboard below, range of wall and base units, space for cooker, space for fridge freezer, wall mounted gas boiler supplying hot water and central heating, upvc double glazed window to the rear and side and door to the rear garden.

Bedroom One - 13'5" x 12'10" (4.1m x 3.9m) With upvc double glazed window to the rear, built in storage cupboard, radiator and power points.

Bedroom Two - 13'4" x 10'1" (4.06m x 3.07m) With upvc double glazed window to the front, radiator and power points.

