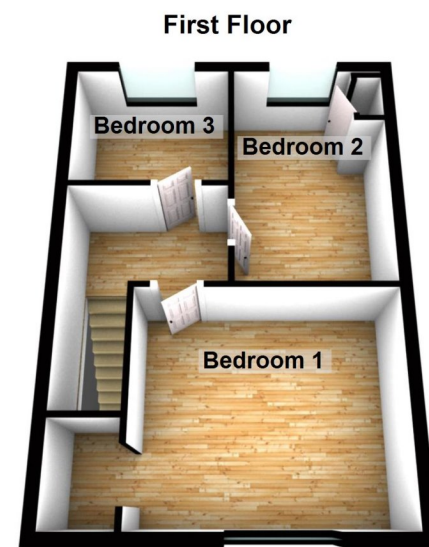
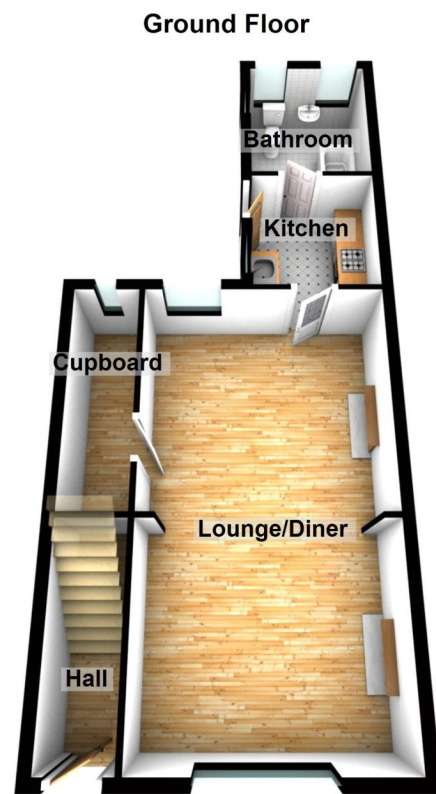


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive	



16 Recreation Road, Bourne, PE10 9HH

£185,000 Freehold

We are delighted to offer for sale this much improved three bedroom terraced home located within walking distance of the town centre that would make an ideal first time buy or buy to let investment. The property offers spacious accommodation benefiting from 22ft living room with wood burning stove, kitchen, modern fitted downstairs bathroom and three first floor bedrooms. Outside there is a generous rear garden with patio area and extensive lawned garden leading to a further patio area. The property also benefits from gas central heating to radiators and upvc double glazed windows and we would strongly recommend an internal viewing.

Three Bedroom Terraced Home | Located Within Walking Distance of the Town Centre | Ideal First Time Buy or Buy to Let | Offering Spacious Accommodation | EPC Rating D | Council Tax Band A

Winkworth Bourne | 01778392807 |
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See things differently.



Bathroom - Modern fitted suite comprising, Panelled bath with wall mounted shower and glass screen, low level WC, wash hand basin, heated towel rail and UPVC double glazed frosted window to the rear and side

First Floor Landing - Access to the loft

Bedroom One - 13' x 10' (3.96m x 3.05m) UPVC double glazed window to the front, over-stairs storage cupboard, picture rail, radiator and power points

Bedroom Two - 12'5" x 8'4" (3.78m x 2.54m) UPVC double glazed window to the rear, cupboard housing gas boiler supplying hot water and central heating, radiator and power points

Bedroom Three - 9'5" x 8'4" (2.87m x 2.54m) UPVC double glazed window to the rear, radiator and power points

Outside - There is a good sized garden, with paved patio leading onto lawned garden being fully enclosed with timber shed, There is also a right of way to the side providing rear access

ACCOMMODATION

Door Leading to:

Entrance Hall - Stairs leading to the first floor and door leading through to

Lounge/Dining Room - 22'7" x 13'7" (6.88m x 4.14m) Feature fireplace with wood burning stove, wooden flooring, UPVC double glazed window to the front and rear, radiator, power points, tv point, coved ceiling and door leading through to.

Large Walk-in Storage Cupboard - Housing space for fridge freezer, space and plumbing for washing machine and UPVC double glazed window

Kitchen - 8' x 7'2" (2.44m x 2.18m) Single drainer sink unit, range of wall and base units, space for cooker, space and plumbing for dishwasher, part tiled walls, UPVC double glazed window and door to the side and door leading through to



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

A