



Burghley Street,
Bourne, Lincolnshire, PE10 9NS

NEWTONFALLOWELL 

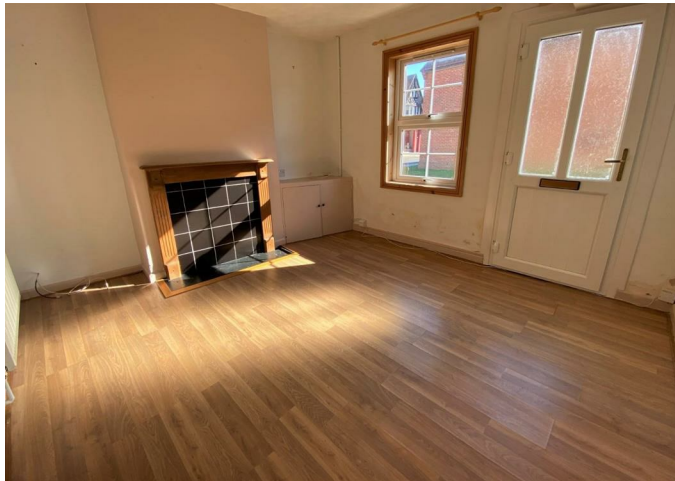
Burghley Street,
Bourne, Lincolnshire, PE10 9NS
£150,000 Freehold

NO FORWARD CHAIN

Situated within the heart of Bourne sits this spacious two-bedroom terraced home, sold with no forward chain. The property boasts an open kitchen diner, living room, shower room, and two double bedrooms. The property also benefits from its private courtyard and outbuilding with power.

On entering the property, you are initially met by a by a spacious living room, containing a feature fireplace. Central to the property is an open kitchen diner, enjoying ample worktop space. An inner hallway to the rear shows you into a downstairs shower room and also provides access onto the rear garden. To the first floor, the landing space separates two impressive DOUBLE bedrooms.

Outside the back of the property is a private courtyard, benefitting from a generous outbuilding with power. The previous owners treated the outbuilding as a separate utility/storage space.



Living Room

12'7 x 11 (3.84m x 3.35m)

Kitchen Diner

12'11 x 11 (3.94m x 3.35m)

Shower Room

8'6 x 2'8 (2.59m x 0.81m)

Bedroom One

11'11 x 11 (3.63m x 3.35m)

Bedroom Two

11 x 10'4 (3.35m x 3.15m)

Outbuilding

10'4 x 5'9 (3.15m x 1.75m)



AGENTS NOTE – DRAFT PARTICULARS:

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Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

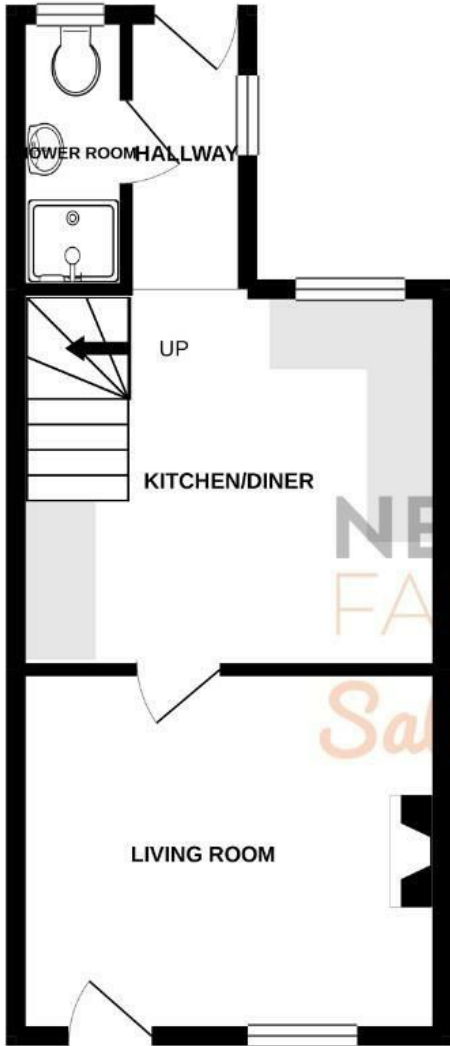
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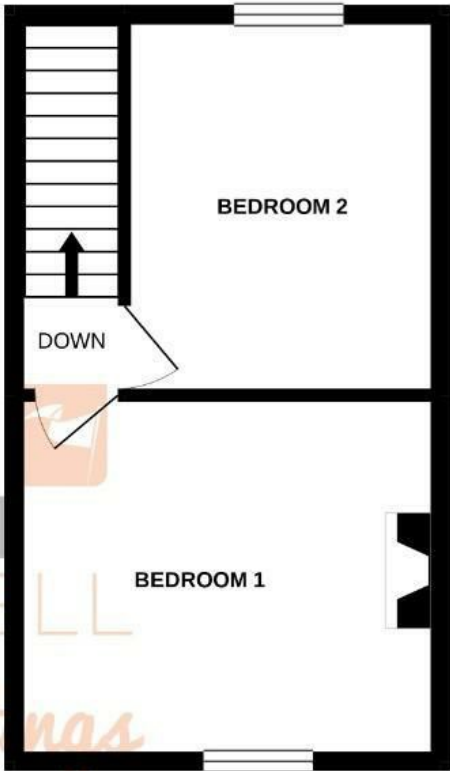
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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	86
EU Directive 2002/91/EC	

GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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