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15 Austerby Close, Bourne, Lincolnshire PE10 9HR

£165,000 - Freehold

### Property Summary

This property is ideal for first time buyers and investors. It is very well presented throughout and viewing is highly recommended at the earliest opportunity to appreciate everything that this property has to offer.

### Features

- End Terraced House
- Modern Fully Fitted Kitchen
- Lounge
- Two Bedrooms on First Floor
- Family Bathroom
- Fully Enclosed Rear Garden
- No Onward Chain



## Room Descriptions

### Ground Floor

#### Accommodation

uPVC front to Entrance Hallway: Ceramic floor tiles, radiator, under stairs storage cupboard.

#### Kitchen

8' 11" x 9' 1" (2.72m x 2.77m) Fitted wall mounted and floor standing cream fronted cupboards including three deep pan drawers, complimentary wooden effect fitted worktops, cream splash back tiling, inset one and a quarter bowl porcelain sink and drainer with mixer taps, four ring ceramic hob with extractor canopy over, electric oven under, space and plumbing under worktop for automatic washing machine, space for fridge/freezer, ceramic floor tiles, radiator.

#### Lounge

9' 6" x 14' 1" (2.90m x 4.29m) TV point, laminate flooring, stairs to first floor, French Doors opening to rear garden, wall mounted thermostatic heating control.

### First Floor

#### Landing

Access to roof storage space, airing cupboard housing gas central heating boiler, shelving.

#### Bedroom 1

11' 6" x 9' 2" (3.51m x 2.79m) Built in storage cupboard, radiator, window to rear.

#### Bedroom 2

7' 3" x 8' 7" (2.21m x 2.62m) Radiator, window to front.

#### Bathroom

4' 9" x 8' 7" (1.45m x 2.62m) Panelled bath with electric shower over, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling. chrome heated ladder towel rail, electric shaver point.

### Externally

#### Garden

The rear garden is fully enclosed and benefits from a paved patio area. The remainder is laid to grass. Included in the sale is a timber garden shed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>56</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 