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3 Epsom Way, Bourne, Lincolnshire PE10 0WH

£207,000 - Freehold

Property Summary

This semi detached house is an ideal buy for first time buyers or investors. Being sold with no onward chain viewing is recommended at the earliest opportunity.

Features

- Semi Detached House
- Entrance Hall Way, Cloakroom
- Kitchen
- Lounge/Diner
- Two Bedrooms
- Ensuite & Family Bathroom
- Well Presented Throughout
- No Onward Chain, Viewing Highly Recommended

Room Descriptions

Ground Floor

Accommodation

Front door to Entrance Hallway: Radiator, stairs to first floor, wall mounted thermostatic heating control.

Cloakroom

Low level WC, pedestal wash hand basin, splash back tiling, vinyl flooring, radiator.

Kitchen

7' 10" x 9' 4" (2.39m x 2.84m) Wall mounted and floor standing light wood effect cupboards, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob with extractor canopy over, double electric oven, space and plumbing under worktop for automatic washing machine, space for dish washer, space for fridge/freezer, vinyl flooring, inset ceiling spot lights.

Lounge/Diner

12' 10" x 14' 11" (3.91m x 4.55m) Two radiators, TV point, telephone point, under stairs storage cupboard, French Doors opening to outside.

First Floor

Landing

Access to roof storage space, airing cupboard housing hot water tank and shelving.

Bedroom 1

11' 0" x 10' 0" (3.35m x 3.05m) Built in double wardrobe, TV point, telephone point, radiator, window to front.

Ensuite Shower Room

Enclosed shower cubicle with glass sliding doors, low level WC with concealed flush, pedestal wash hand basin, splash back tiling, vinyl flooring, radiator, extractor fan, inset ceiling spot lights.

Bedroom 2

7' 10" x 10' 2" (2.39m x 3.10m) TV point, telephone point, radiator, window to rear.

Bathroom

6' 2" x 6' 9" (1.88m x 2.06m) Panelled bath with mixer shower attachment, low level WC, pedestal wash hand basin, complimentary splash back tiling, vinyl flooring, radiator, inset ceiling spot lights, extractor fan.

Externally

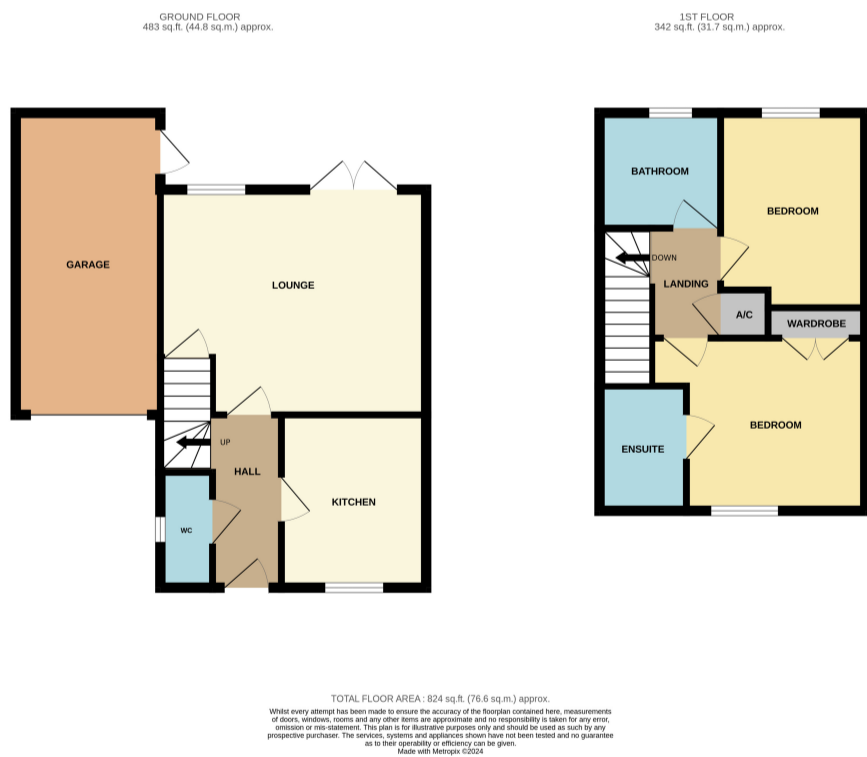
Garden

The front of this property is open plan. A driveway to one side provides off road parking and leads to a single garage.

The rear garden is fully enclosed and laid to lawn.

Single Garage

8' 8" x 17' 5" (2.64m x 5.31m) Power and light connected, up and over garage door, pedestrian door opening to rear garden.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	76	
(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	