

Eckfords Property Scene  
29, West Street, Bourne, Lincolnshire, PE10 9NB  
E: sales@eckfords.co.uk  
@: www.eckfords.co.uk  
T: 01778 426215



5 Hereford Square, Bourne, Lincolnshire PE10 0ZL

£185,000 - Freehold

### Property Summary

This modern house is located on the popular Elsea Park Development and is perfect for First Time Buyers, Investors or someone looking to downsize. It is immaculately presented throughout and viewing is highly recommended to appreciate everything it has to offer.

### Features

- Modern Mid Terraced House
- Popular Residential Location, No Onward Chain
- Lounge
- Kitchen/Diner
- Clokaroorm
- Two Double Bedrooms
- Family Bathroom





Room Descriptions

Ground Floor

Accommodation

Front door opening to Entrance Lobby, second door opening into Lounge.

Lounge

12' 11" max x 12' 0" (3.94m x 3.66m) TV point, telephone point, radiator, stairs leading to first floor.

Inner Hallway

Cloakroom: Low level WC pedestal wash hand basin, splash back tiling, radiator, wooden effect vinyl flooring, extractor fan.

Under stairs storage cupboard.

Kitchen/Diner

7' 1" x 12' 10" (2.16m x 3.91m) Fitted wall mounted and floor standing wall mounted cupboards, complimentary fitted worktops and splash backs, inset stainless steel sink and drainer with mixer taps, four ring gas hob with extractor fan over and steel splash back, electric oven, space and plumbing under worktop for automatic washing machine, to opposite wall further fitted cupboards and fitted worktops including three deep pan drawers, wooden effect vinyl flooring, space for fridge freezer, French doors to outside.

First Floor

Bedroom 1

9' 3" x 12' 10" max (2.82m x 3.91m) Built in storage cupboard, wall mounted thermostatic heating control, radiator, window to front.

Bedroom 2

7' 2" x 12' 10" (2.18m x 3.91m) Radiator, window to rear.

Bathroom

Panelled bath with shower over, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, wooden effect vinyl flooring, extractor fan, radiator, electric shaver point.

Externally

Garden

The front of this mid terraced house is open plan and benefits from two allocated parking spaces. The rear garden is fully enclosed. There is a gate at the rear allowing access for bins to the front.

The garden benefits from a paved patio, area of lawn and borders for shrubs and flowers. Included in the sale is a plastic storage unit.



| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92+) A                                     | 84      | 98                                                                                                            |
| (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, Scotland & Wales                   |         | EU Directive 2002/91/EC  |