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Eckfords



7 Hereford Square, Bourne, Lincolnshire PE10 0ZL

£189,995 - Freehold

### Property Summary

This property is situated on the popular Elsea Park estate. It is well presented throughout and an ideal buy for first time buyers and investors. The sellers cannot complete on this property until the beginning of May at the earliest

### Features

- End Terraced House
- Lounge
- Modern Kitchen, Cloakroom
- Two Double Bedrooms
- Bathroom
- Two Allocated Parking Spaces
- Enclosed Child Friendly Garden
- Viewing Highly Recommended





## Room Descriptions

### Ground Floor

#### Accommodation

Part glazed front door to Entrance Lobby: Second door opening To Lounge. Vinyl flooring, radiator.

#### Lounge

12' 10" x 12' 0" (3.91m x 3.66m) TV point, telephone point, under stairs storage cupboard, radiator, stairs to first floor.

#### Kitchen

10' 11" x 12' 10" (3.33m x 3.91m) Fitted wall mounted and floor standing cream fronted cupboards with complimentary fitted worktops and splash back tiling, inset stainless steel sink and drainer with mixer taps, four ring gas hob with extractor fan over, electric oven, space and plumbing under worktop for automatic washing machine and slim line dishwasher, to opposite wall further wall mounted and floor standing cupboards including three deep pan drawers, space for fridge/freezer, vinyl flooring, plinth under cupboard heaters, French doors to rear.

#### Cloakroom

Low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, radiator, vinyl flooring, extractor fan.

#### Utility Cupboard

Deep storage cupboard, space for tumble dryer.

### First Floor

#### Bedroom 1

9' 3" x 12' 11" (2.82m x 3.94m) TV point, telephone point, large built in cupboard, radiator, window to front.

#### Bedroom 2

7' 2" x 12' 10" (2.18m x 3.91m) Access to roof storage space, radiator, window to rear.

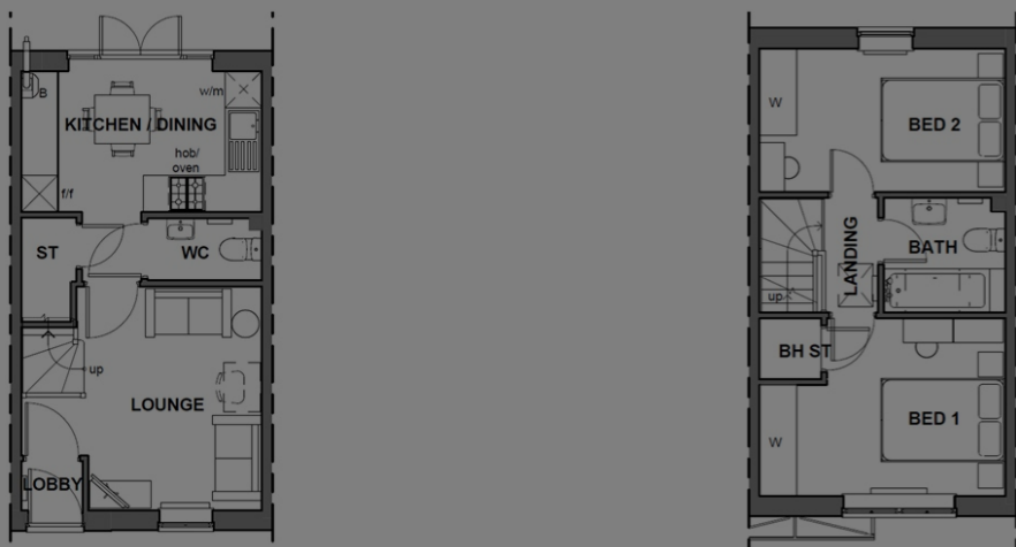
#### Family Bathroom

6' 4" x 6' 0" (1.93m x 1.83m) Panelled bath with shower over, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, radiator, vinyl flooring, extractor fan, electric shaver point.

## Externally

### Garden.

The front of this property is open plan and benefits from two off road parking spaces. The rear garden is fully enclosed and is accessed via a timber gate. The rear garden benefits from an outside power supply and garden tap. There is also a timber shed which also benefits from power. The remainder of the rear garden is child friendly and is split into two sections. A bark children's play area and a paved patio with astra turf. Overall a very neat and tidy garden.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>97</b>
(81-91)	<b>B</b>	<b>83</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</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	