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Eckfords



7 Alexandra Terrace, Bourne, Lincolnshire PE10 9HJ

£187,000 - Freehold

### Property Summary

This property is ideally located close to Bourne town centre and all the local amenities. It offers good size accommodation and offers a mixture of charming and modern features.

### Features

- End Terraced House
- Two Reception Rooms
- Modern Kitchen
- Family Bathroom
- Three Bedrooms
- Enclosed Rear Garden
- Close to Bourne Town Centre
- Viewing Highly Recommended





## Room Descriptions

### Ground Floor

#### Accommodation

uPVC front door to Entrance Hallway: Stairs to first floor landing, radiator.

#### Dining Room

10' 0" x 13' 2" (3.05m x 4.01m) Working fireplace with recess to each side, attractive exposed wooden floor boards, picture rail, radiator, telephone point, window to front.

#### Lounge

12' 0" x 16' 5" (3.66m x 5.00m) Attractive exposed wooden floor boards, under stairs storage cupboard, feature fire place with brick surround, wooden mantle and paved hearth, recess to each side of fire place, TV point, window to rear, radiator.

#### Kitchen

7' 5" x 9' 4" (2.26m x 2.84m) Fitted wall mounted and floor standing grey and white fronted cupboards, including three drawers, complimentary fitted worktops and splash back tiling, inset polycarbonate sink and drainer with mixer taps, four ring ceramic hob with extractor fan over, electric oven, integrated dishwasher, space and plumbing under worktop for automatic washing machine, space for fridge/freezer, ceramic floor tiles, radiator, part glazed uPVC door to outside.

#### Family Bathroom

7' 4" x 5' 4" (2.24m x 1.63m) Panelled bath with shower over, wash hand basin with mixer tap and vanity cupboards, low level WC with concealed flush, chrome heated ladder towel rail, ceramic floor tiles, access to roof storage space, extractor fan.

### First Floor

#### Bedroom 1

13' 2" x 9' 11" (4.01m x 3.02m) Built in storage cupboard, inset ceiling spot lights, laminate flooring, TV point, radiator, window to front.

#### Bedroom 2

8' 0" x 11' 7" (2.44m x 3.53m) Laminate flooring, radiator, window to rear.

#### Bedroom 3

7' 11" x 8' 9" (2.41m x 2.67m) Laminate flooring, radiator with cover, window to rear. (The current seller uses this as a beauty therapy room)

### Externally

#### Garden

This property benefits from a good size rear garden. It has a paved patio with the remainder laid to lawn. There is a gate to one side of the house allowing shared access for the neighbour and sellers to bring bins to the front.



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