

## 15 Bishops Close, Bourne, PE10 9JU

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>89</b>
(81-91) <b>B</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>64</b>	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

This two bedroom semi-detached bungalow is set in a quiet, tucked away cul-de-sac location and comes with a south facing patio and lawn garden, as well as off street parking and a single garage. The property provides easy access to Bourne town centre and local amenities.

The accommodation comprises: - Entrance hall, sitting room, kitchen, two bedrooms and a bathroom.

There is uPVC double glazing and gas fired central heating, along with a block paved driveway and enclosed rear garden.

NO CHAIN

**Asking Price £195,000 Freehold**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Semi-detached bungalow
- Cul-de-sac location
- Gas fired central heating
- Block paved driveway & single garage
- EPC -

- Two bedrooms
- Sitting room with doors onto the garden
- South facing rear garden
- Council Tax Band - B
- NO CHAIN



**ACCOMMODATION:**

**Entrance Hall**

**Sitting Room**  
4.98m x 3.10m (16'4 x 10'2)

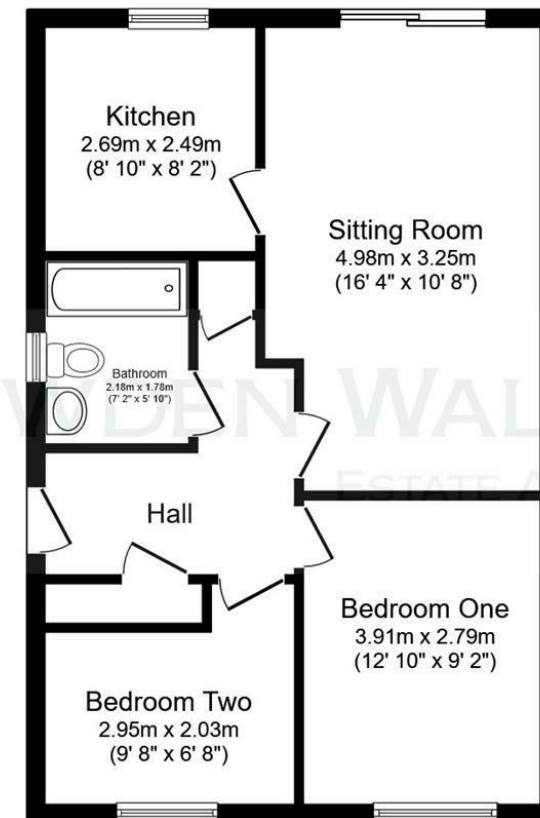
**Kitchen**  
2.69m x 2.62m (8'10 x 8'7)

**Main Bedroom**  
3.91m x 2.79m (12'10 x 9'2)

**Bedroom Two**  
2.95m x 2.03m (9'8 x 6'8)

**Bathroom**  
2.18m x 1.78m (7'2 x 5'10)

**FLOOR PLAN:**



**Floor Plan**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io