



Plot 6 Mays Wharf
Eastgate, Bourne, PE10 9JY

£260,000

Richardson

Plot 6 Mays Wharf

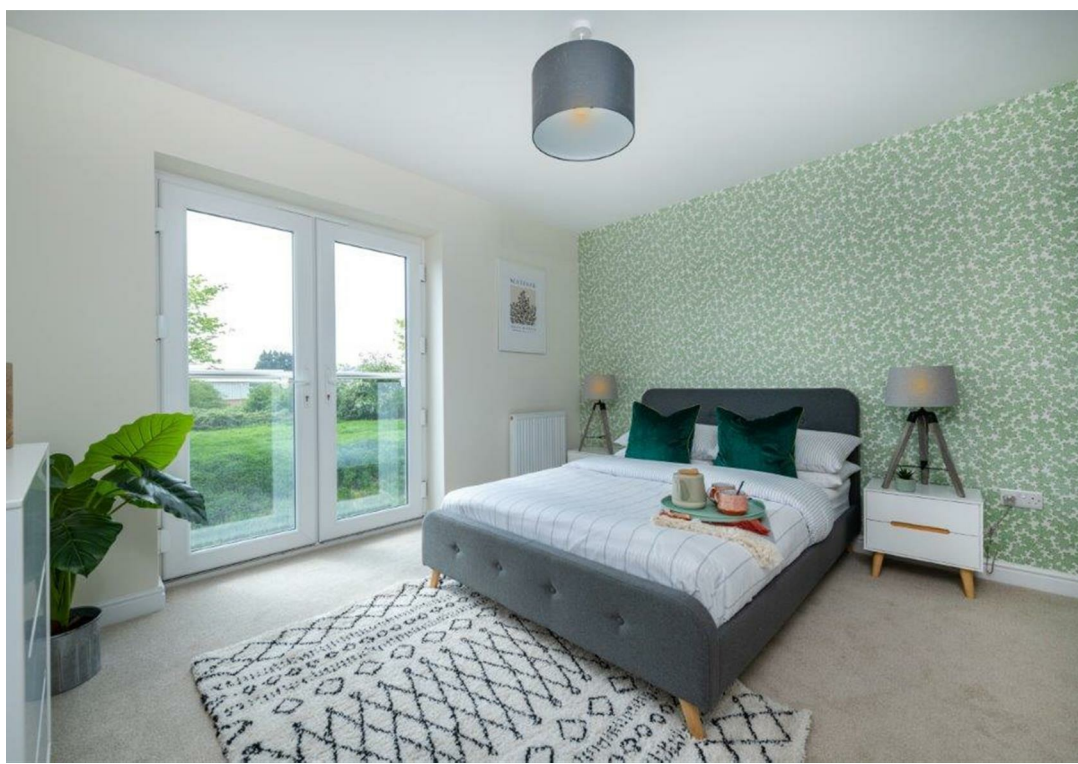
Eastgate, Bourne, PE10 9JY

Nearing completion a small site of only 11 town house properties built in a mews style of various designs within easy walking distance of town centre and with a wonderful outlook over the Bourne Eau. Built to a high specification the architect has created an attractive street sence with different roof levels and elevations with both dormer windows and roof lights to the front. This is mirrored on the rear elevations with some having Juliette Balconies and picture windows with each having a paved patio area behind a glass balustrade to make the most of the river view. As any discerning purchaser would expect the specification is high with gas central heating and, depending on stage of build, a personnel choice in floor coverings, tiling and paint colours, all within an excellent SAP energy rating of 86b.

Number 6 is another one off design in the mews which offers 3 bedroom accommodation . The L shaped kitchen diner has French doors out to the patio area. To the first floor the master bedroom has a Juliet balcony, there is also the bathroom and further study/bedroom. To the top floor is a shower room, a further two bedrooms with one also having a small balcony. The accommodation comprise reception hall with cloakroom off. L shaped kitchen living diner. To the first floor master bedroom with balcony, bathroom and further study bedroom. To the top floor the rear bedroom has a small balcony, shower room with the front bedroom having a dormer window.

Reception hall





Cloakroom
7'2" x 4'1" (2.2m x 1.26m)

Open plan kitchen/living/dining room
19'4" max x 13'11" max/ overall (5.9m max x 4.26m max/ overall)

First floor landing

Bedroom
14'1" x 10'5" (4.3m x 3.2m)



Study bedroom
9'6" x 7'4" (2.9m x 2.26m)

Bathroom
7'2" x 5'10" (2.2m x 1.8m)

Second floor landing

Bedroom
13'208'7" max (9'4" min) x 9'3" min
(4026m max (2.85m min) x 2.84m min)

Bedroom
10'4" max x 6'2" at waist (3.17m max x 1.9m at waist)

Shower room
7'2" max x 4'3" (2.2m max x 1.3m)

External details
Paved patio area to the rear with glass balustrade overlooking Bourne Eau.

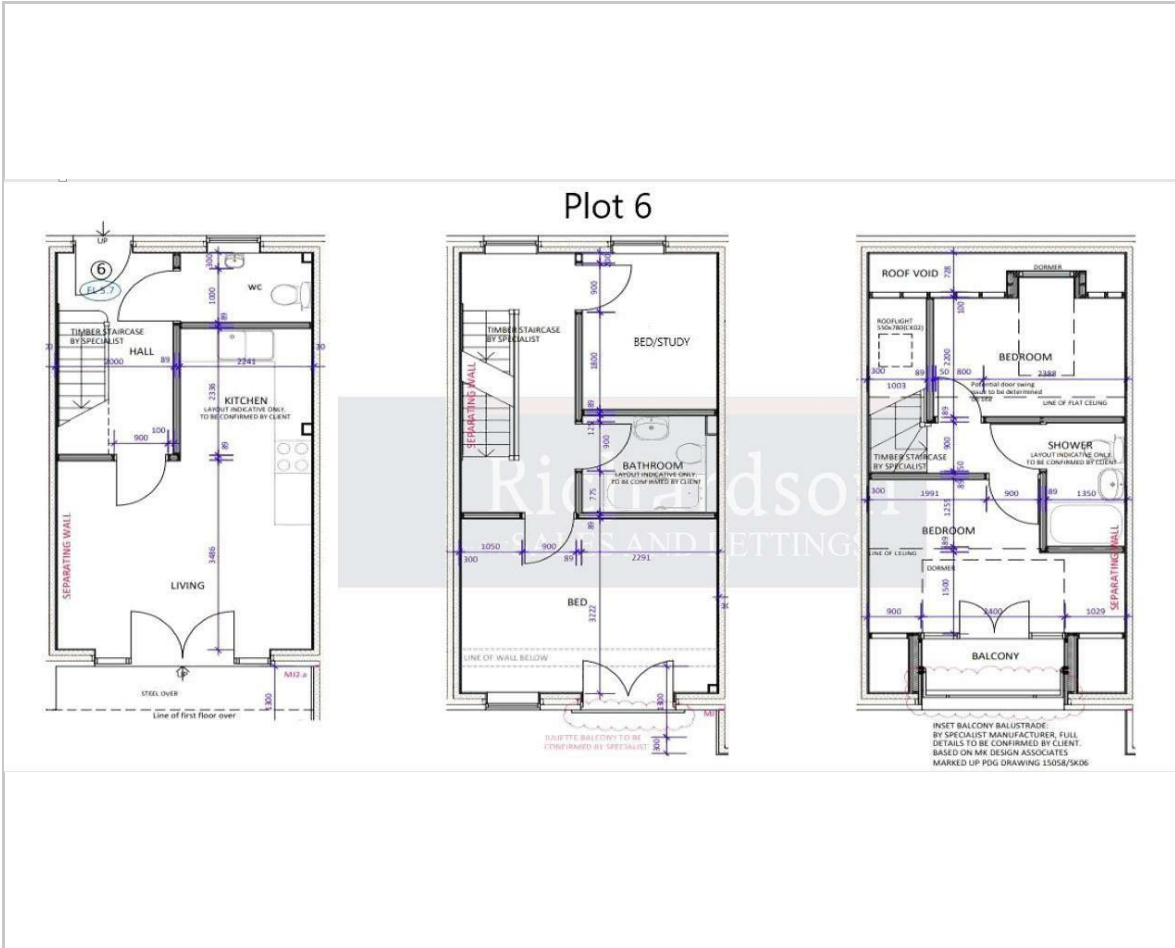
Council Tax
South Kesteven District Council Tax Band to be allocated as new build.

Agents Note
The photos are of the show home, and may differ from the actual house design.

Viewing
By telephone appointment with Richardson
0 1 7 8 0 7 6 2 4 3 3
post@richardsonsurveyors.co.uk



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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 & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433