



Plot 6 Mays Wharf
Eastgate, Bourne, PE10 9JY

£250,000

Richardson

Plot 6 Mays Wharf

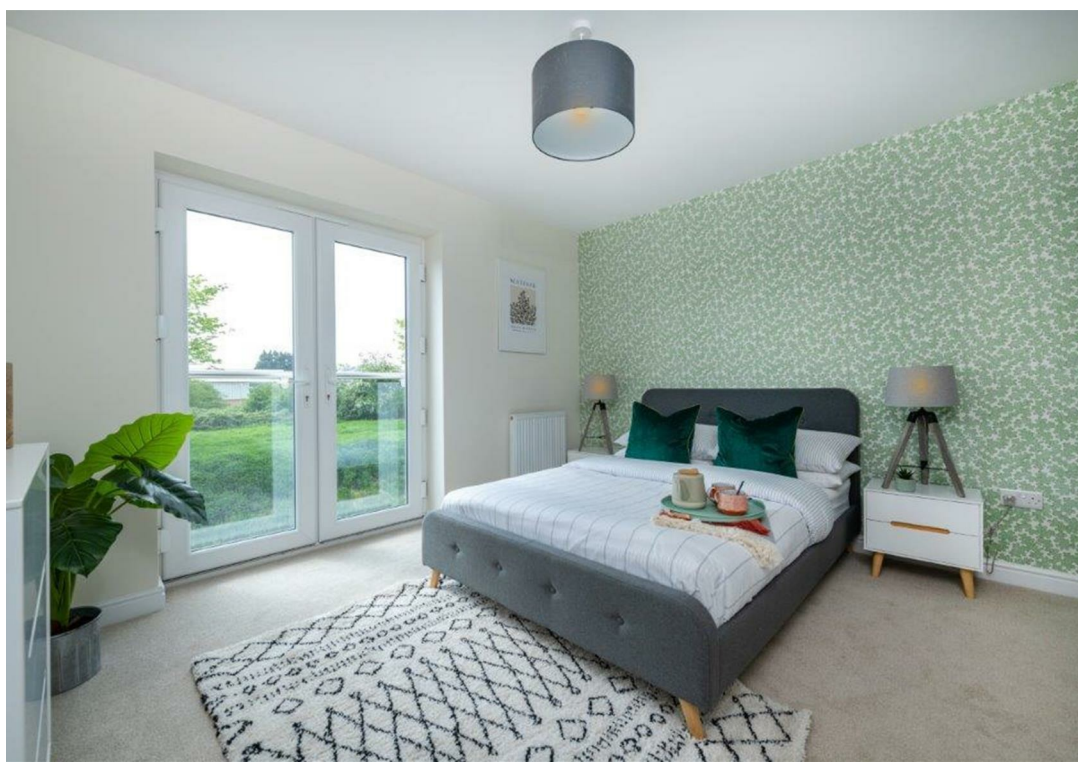
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Nearing completion a small site of only 11 town house properties built in a mews style of various designs within easy walking distance of town centre and with a wonderful outlook over the Bourne Eau. Built to a high specification the architect has 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)

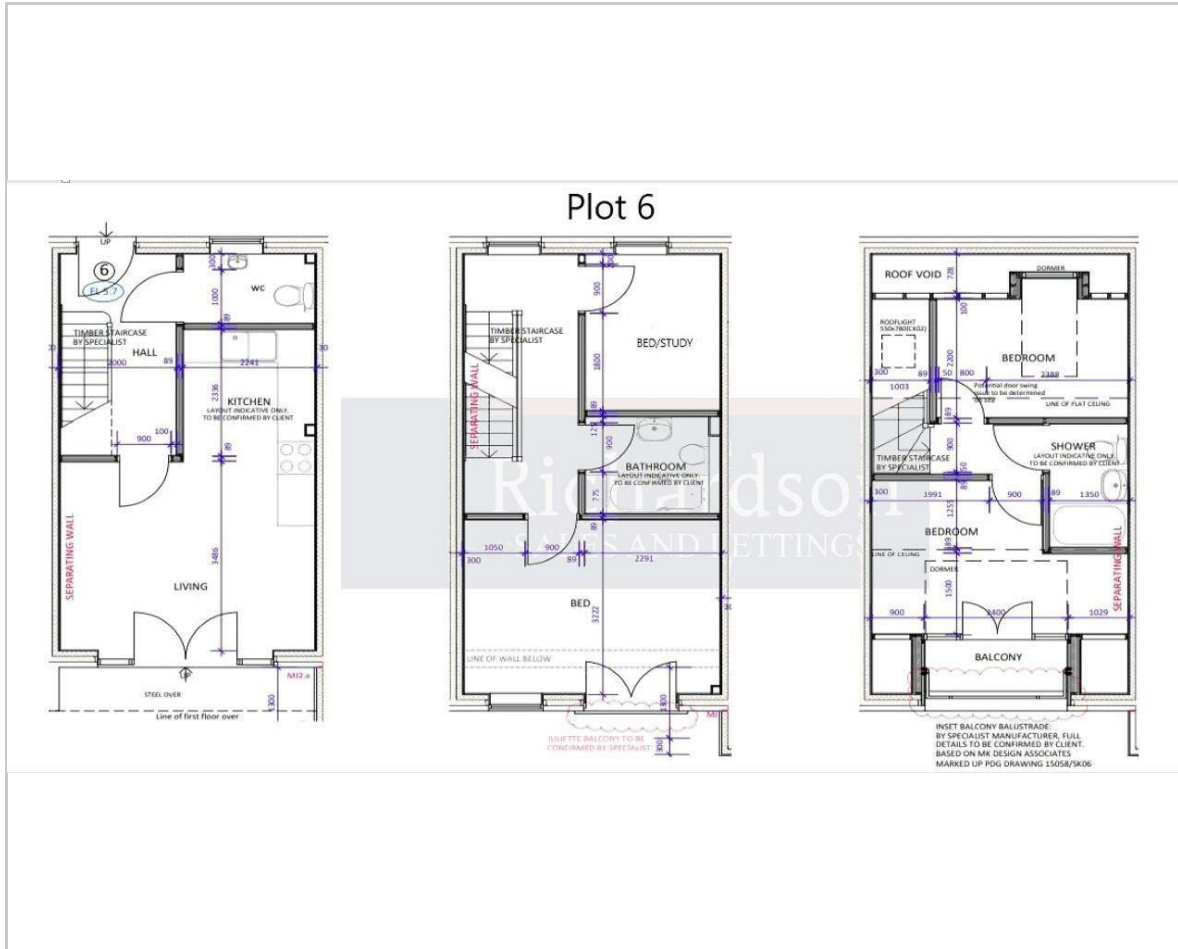
External details
Paved patio area to the rear with glass
balustrade overlooking Bourne Eau.

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	

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

www.richardsonsurveyors.co.uk

01780 762433