



20 Austerby Close, Bourne, PE10 9HR



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Key Features

- End Of Terrace Property
- Two Double Bedrooms
- Enclosed Rear Garden
- Allocated Off Road Parking
- Ideal First Time Purchase Or Investment
- Easy Access To The Town Centre
- No Onwards Chain
- EPC Rating C
- Freehold

£150,000





Situated in a quiet cul-de-sac in Bourne, this well-presented two-bedroom end-of-terrace home is ideal for first-time buyers or investors. Offering two double bedrooms and extended ground floor living space, this property is a must-see!

Upon entering, you are greeted by an entrance hall. To the left is the kitchen, fitted with both base and wall-mounted units, a sink with mixer tap, and space for freestanding appliances such as a fridge/freezer and washing machine. The kitchen features tiled flooring and contrasting tiled splashbacks. To the rear of the entrance hall is an understairs storage cupboard, and adjacent to this is the spacious, extended lounge/dining area, featuring French doors leading out to the garden.

Upstairs, there are two generously sized double bedrooms, with the principal bedroom offering ample space for wardrobes or additional storage. The bathroom is located at the rear of the landing and comprises a wash basin, WC, and an assisted walk-in bath/shower. The bathroom is fully tiled for a sleek, easy-to-maintain finish.

Outside, the rear garden is mainly laid to patio slabs, providing a low-maintenance space. There is also a gravelled area with a shed, and the garden is fully enclosed with gated side access.



Entrance Hall

Kitchen 2.65m x 2.74m (8'8" x 9'0")

Lounge/Diner 3.59m x 6.63m (11'10" x 21'10")

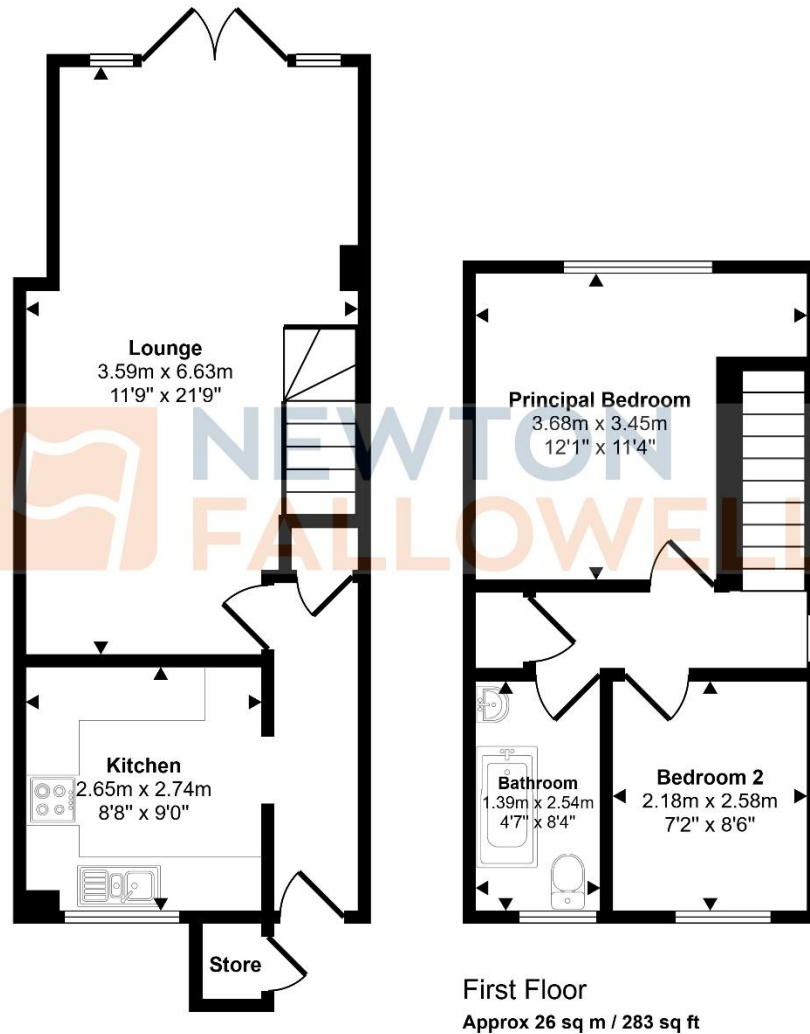
Landing

Principal Bedroom 3.68m x 3.45m (12'1" x 11'4")

Bedroom Two 2.18m x 2.58m (7'2" x 8'6")

Bathroom 1.39m x 2.54m (4'7" x 8'4")

Approx Gross Internal Area
61 sq m / 658 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.



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