



## 107 GREAT LEIGHS

BOURNE, PE10 0WZ

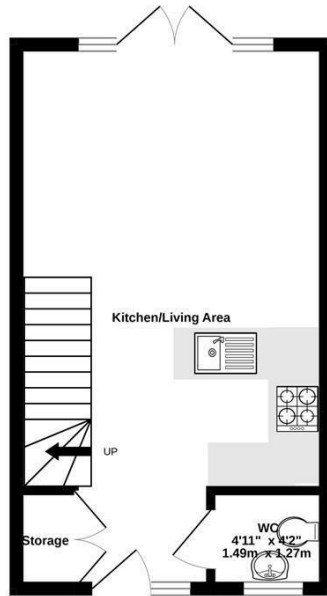
**£191,000**  
FREEHOLD

**\*\*IMMACULATE TWO BEDROOM SEMI-DETACHED HOME ON ELSEA PARK WITH TWO OFF ROAD PARKING SPACES!\*\*** Beebys Property Services are delighted to offer to the market this well presented, open plan home on Great Leighs. With two off road parking spaces to the front of the house, the property comprises of light and airy entrance hall with large utility cupboard housing the boiler and with plumbing for washing machine and downstairs WC/cloakroom, the entrance hall then opens up to the open plan kitchen living area. The kitchen is fitted with a range of wall and base units, offering integrated 50/50 fridge/freezer, double electric oven with gas hob and extractor above and dishwasher. With cupboards to the back of the kitchen leading onto the living area offering useful storage. The lounge offers enough space of living and dining areas and French doors leading to the enclosed West facing garden. Upstairs offers two double bedrooms to the front and rear of the property with tiled bathroom with shower over bath. The property has a B rating EPC and is band A for council tax. Call now to arrange your viewing!

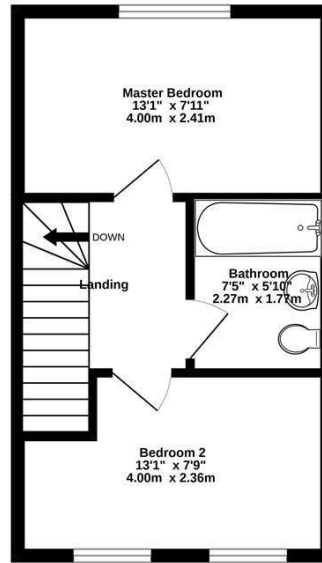
**beebys**  
PROPERTIES



Ground Floor  
303 sq.ft. (28.2 sq.m.) approx.



1st Floor  
303 sq.ft. (28.2 sq.m.) approx.



Two Storey, Two Bedrooms

TOTAL FLOOR AREA: 606 sq.ft. (56.3 sq.m.) approx.  
Made with Metropix ©2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>82</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>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**beebys**  
PROPERTIES