



Coltsfoot Drive Bourne, PE10 0FA

Redecorated Throughout & Brand New Carpet to Living Room & Stairs - this extremely well presented 3 bedroom semi-detached, 2 storey house, with a single garage plus additional driveway parking as well as an enclosed rear courtyard garden is ideally located in the sought after Elsea Park area.

£950 PCM

Coltsfoot Drive

Bourne, PE10 0FA



- Completely Redecorated 3 Bedroom House Semi Detached House
- Fitted Kitchen/Breakfast
- Fully Enclosed Rear Courtyard
- Brand New Carpet to Living Room & Stairs
- Downstairs Cloakroom
- Single Garage + Parking in Front
- Large Living/Dining Room
- 3 Good Bedrooms and a Family Bathroom
- Please refer to attached Key Facts for Tenants (KFT) for Material Information Disclosures

Entrance Hall

Kitchen

9'4 x 10'4 (2.84m x 3.15m)

Living/Dining Room

20'9 x 19'3 (6.32m x 5.87m)

Cloakroom

First Floor Landing

Bedroom 1

16'0 x 11'3 (max) (4.88m x 3.43m (max))

Bedroom 2

9'11 x 10'9 (3.02m x 3.28m)

Bedroom 3

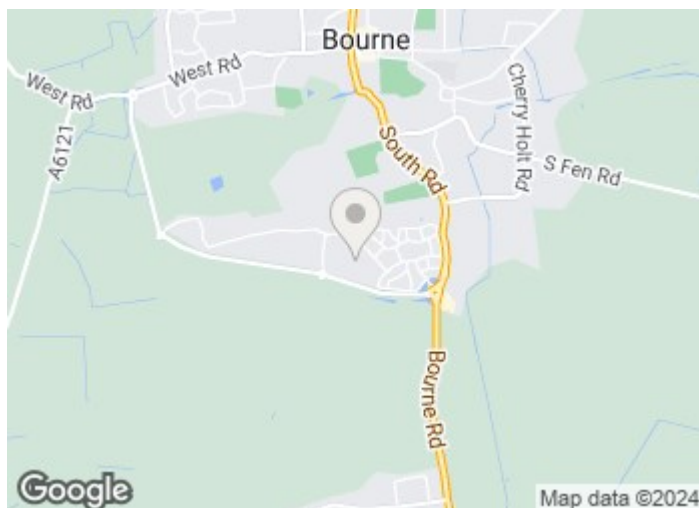
10'8 x 6'5 (3.25m x 1.96m)

Bathroom

6'10 x 6'6 (2.08m x 1.98m)

Single Garage + Driveway Parking

Enclosed Rear Courtyard

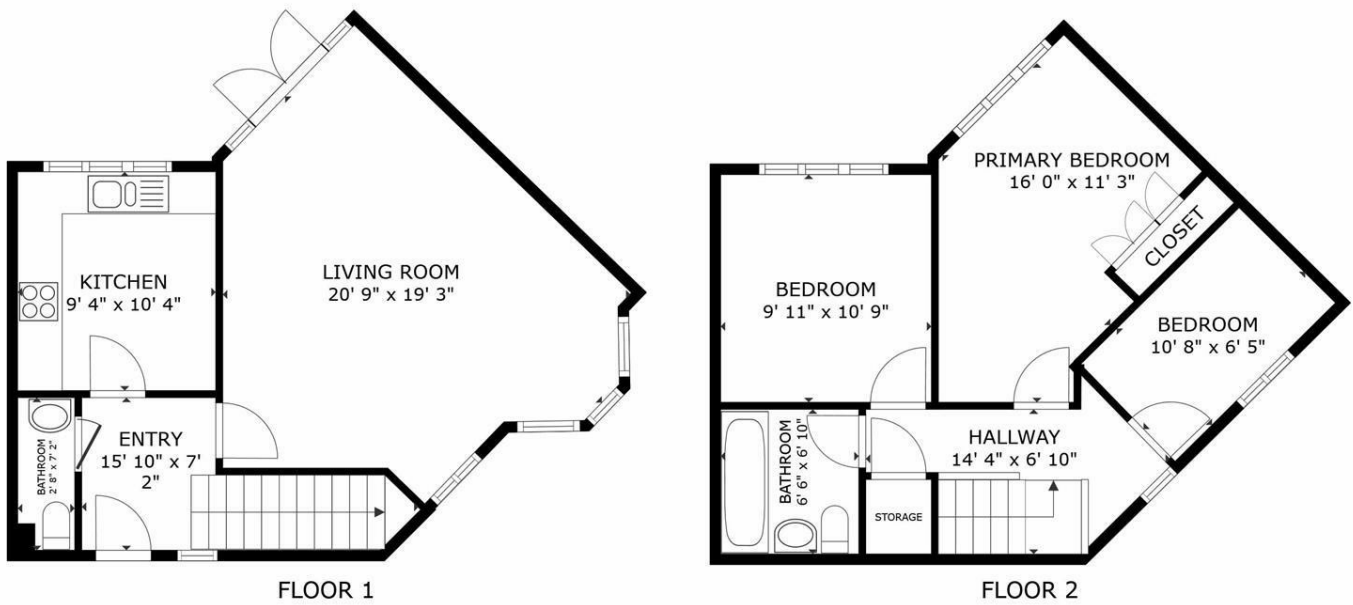


Directions

Please use post code PE10 0FA for Sat-Nav assistance



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 488 sq.ft. FLOOR 2 472 sq.ft.
 TOTAL : 960 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		75	
(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	