



Great Northern Gardens

Bourne, PE10 9EH

This delightful End Terrace Townhouse is set in this quiet cul-de-sac position backing on to the grounds of the Grade II listed Red Hall. Great Northern Gardens is conveniently situated for both Bourne's Town Centre and is within easy walking distance of the Grammar School as well as 3 primary schools . The property is well presented though out and offers versatile accommodation to suit any buyer.

£245,000

Great Northern Gardens

Bourne, PE10 9EH



- Three Bedroom End Terraced Town House
- Popular Residential Area
- Close to Schooling & Town Centre
- First Floor Lounge with Juliet Balcony
- Open Plan Kitchen/Living/Dining Room
- 3 Double Bedrooms - 1 En-Suite
- Established Garden backing on to the Red House Grounds
- Off Road Parking for 2 Vehicles & EV Charging Point
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

Lounge

En Suite Shower Room

Cloakroom

11'11" x 11'8" (3.63m x 3.56m)

4'6" x 6'10" (1.37m x 2.08m)

Kitchen

Bedroom 3

Bedroom 2

8'9" x 11'0" (2.67m x 3.35m)

11'11" x 9'6" (3.63m x 2.90m)

11'11" x 10'7" (3.63m x 3.23m)

Living/Dining Room

Family Bathroom

Rear Garden

11'11" x 18'3" (3.63m x 5.56m)

5'4" x 7'3" (1.63m x 2.21m)

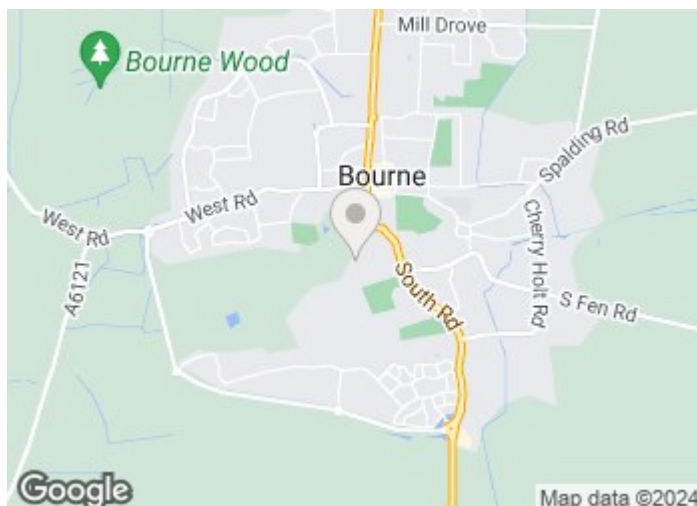
Off Road Parking for 2 Vehicles & EV Charging Point

1st Floor Landing

2nd Floor Landing

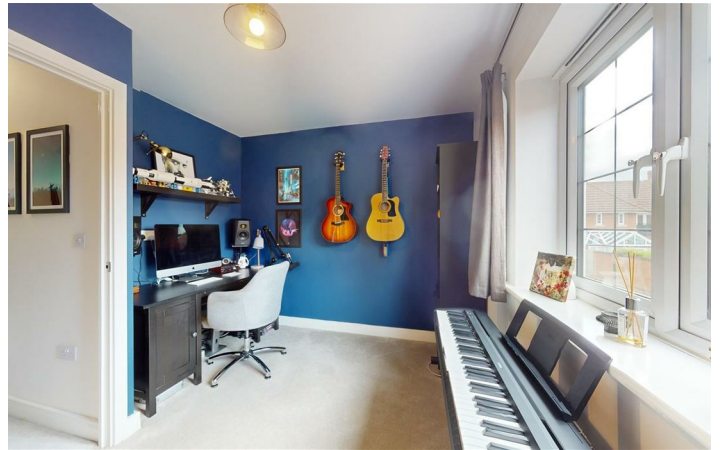
Bedroom 1

11'11" x 11'9" (3.63m x 3.58m)

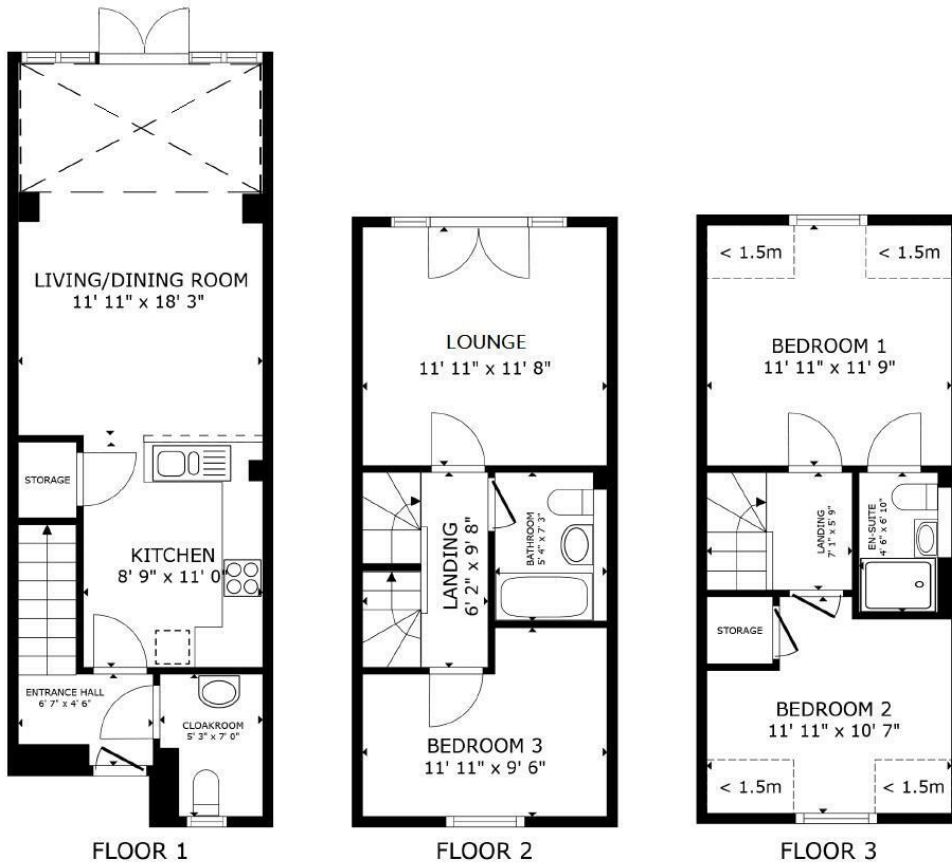


Directions

Please use the following postcode for Sat Nav guidance - PE10 9EH



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 423 sq.ft. FLOOR 2 344 sq.ft. FLOOR 3 301 sq.ft.
 EXCLUDED AREAS : REDUCED HEADROOM 43 sq.ft.
 TOTAL : 1,068 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			89
(81-91) B		79	
(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	