



Thirsk Close

Bourne, PE10 0WY

This modern 3 bedroom town house set within the ever popular Elsea Park offers generous accommodation over 3 floors. The property is conveniently located close to both the Town Centre as well as the nearby sought after Bourne Grammar School. Viewing recommended.

£1,150

Thirsk Close

Bourne, PE10 0WY



- 3 Bedroom Townhouse
- Open Plan Kitchen/Dining Room
- Master Bedroom with Ensuite and Dressing Area
- Enclosed Rear Garden
- 3 Good sized Bedrooms
- Living Room with French Doors onto Garden
- Garage and Single Parking Space
- Open Aspect to Rear - Not Overlooked
- Please refer to attached Key Facts for Tenants for Material Information Disclosures

Entrance Hall

Kitchen/Diner

15'7 x 8'0 (4.75m x 2.44m)

Living Room

15'3 x 11'6 (4.65m x 3.51m)

Cloakroom

First Floor Landing

Bedroom 2

12'9 x 9'11 excluding wardrobes
(3.89m x 3.02m excluding wardrobes)

Bedroom 3

9'7 x 7'7 (2.92m x 2.31m)

Bathroom

7'7 x 7'1 (2.31m x 2.16m)

Study Area

10'4 x 6'11 (3.15m x 2.11m)

Second Floor

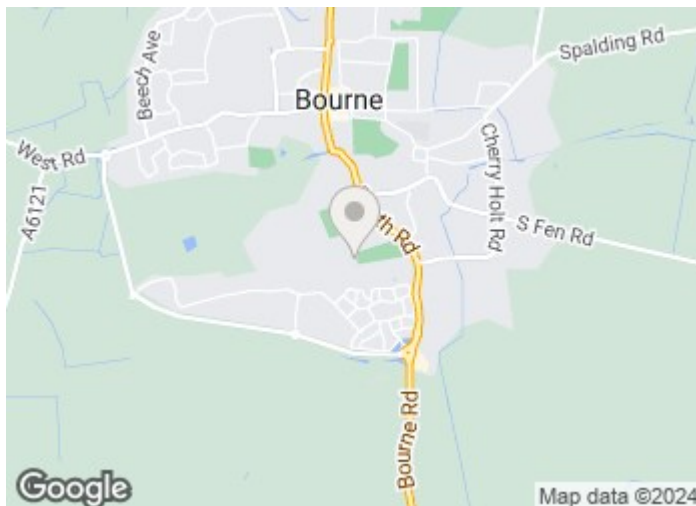
Main Bedroom

23'6 x 15'0 (7.16m x 4.57m)

Ensuite

Enclosed Rear Garden

Single Garage + Off Street Parking

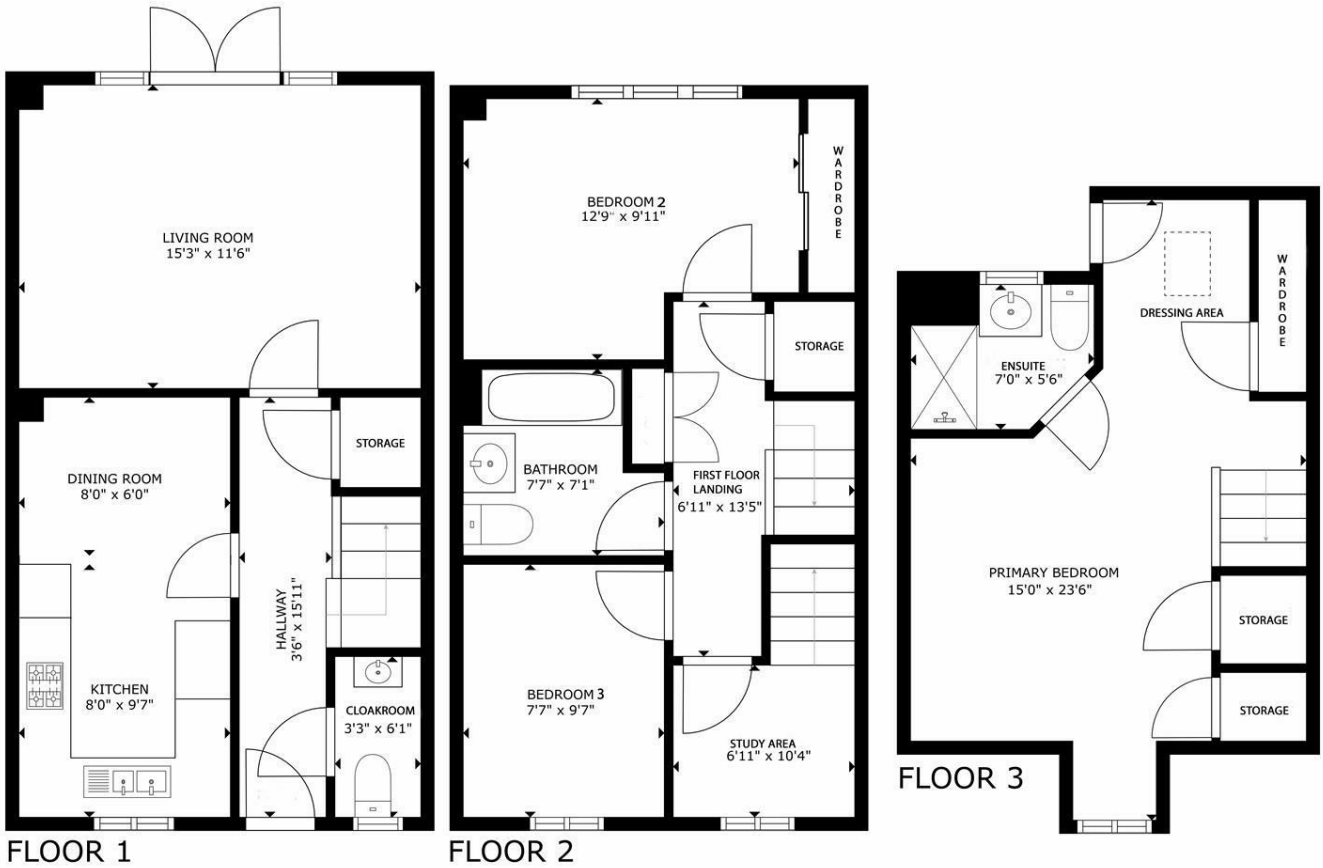


Directions

Please use the following postcode for Sat Nav guidance - PE9 4RU



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 422 sq. ft, FLOOR 2: 404 sq. ft
 FLOOR 3: 294 sq. ft, TOTAL: 1,120 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			93
(81-91) B		81	
(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	