

10 Dog Rose Drive Bourne PE10 0FG

£140,000



Ground Floor Flat

2 Good Bedrooms

Allocated Car Parking Space

Own Private Entrance

Shower Room

Ideal Buy To Let Investment

Open Plan Living Kitchen

Gas Central Heating

No Chain





GENERAL DESCRIPTION: This is a spacious ground floor flat which benefits from having its own front door rather than being accessed from a communal hallway, and there are 2 good sized bedrooms with the master bedroom having fitted wardrobes.

There is a modern shower room with the original bath having been removed and a large walk in double shower in its place. The open plan living kitchen area is a lovely space ideal for modern living.

The flat has gas central heating and an allocated car parking space. Ideal buy to let or first time buy. No Chain.

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ENTRANCE HALL With composite & double glazed entrance door, radiator.

LIVING ROOM / KITCHEN 15' 11" x 14' 10" (4.85m x 4.52m) max Kitchen Area With 1½ bowl stainless steel sink unit, range of base units incorporating cupboards & drawers with worksurfaces and wall cupboards above, integrated gas hob with electric oven under and extractor fan above, plumbing for an automatic washing machine. Lounge Area With TV point, feature fireplace having electric fire, radiator, uPVC double glazed window to the rear.

INNER HALL With radiator, central heating thermostat, boiler cupboard housing Baxi gas fired central heating boiler.

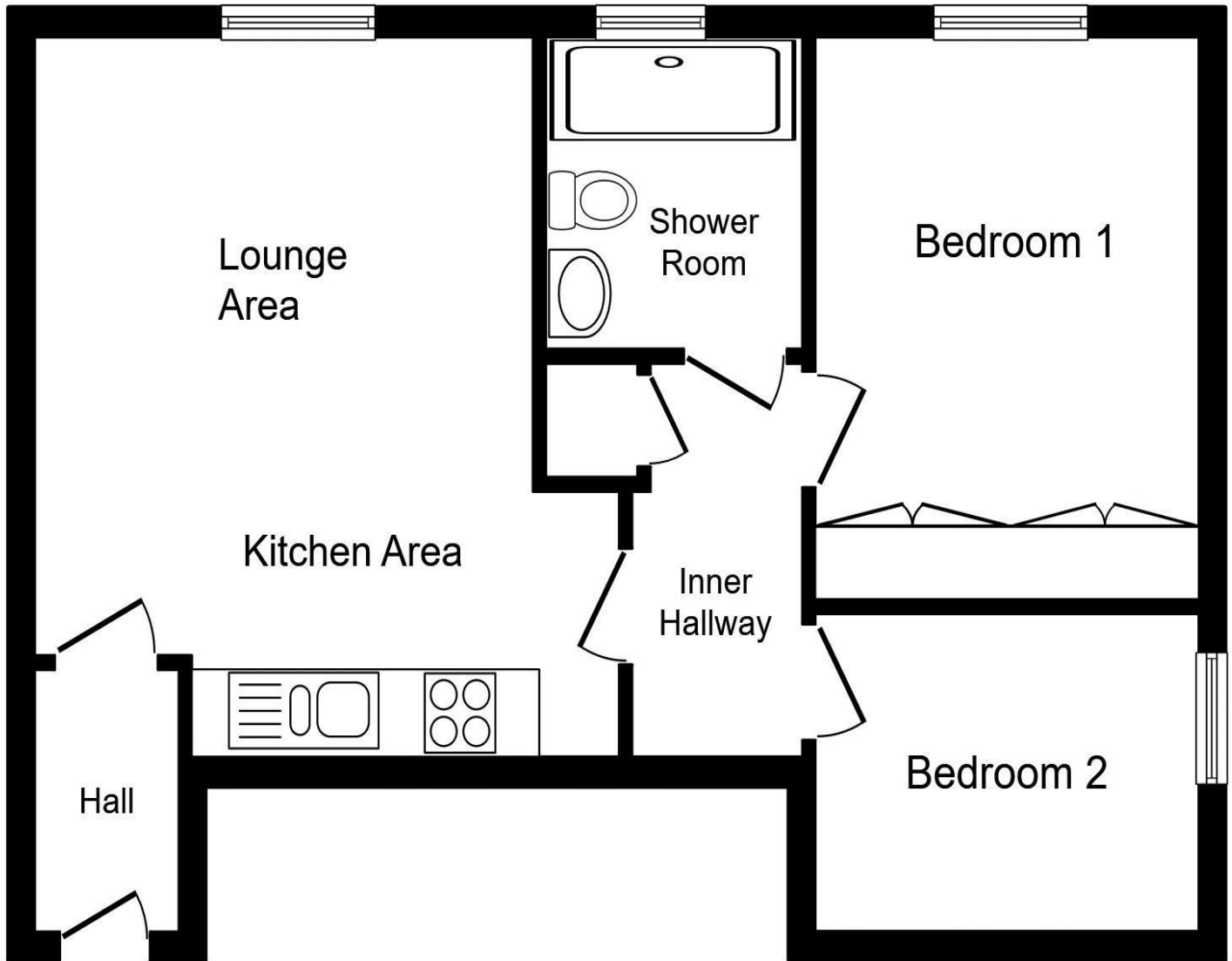
BEDROOM 1 10' 4" x 9' 9" (3.15m x 2.96m) With radiator, uPVC double glazed window to the rear, TV & telephone points, built in wardrobes with hanging rail & shelving.

BEDROOM 2 9' 5" x 7' 2" (2.87m x 2.19m) With uPVC double glazed window to the side, radiator.

SHOWER ROOM With low level WC, pedestal wash hand basin, walk in double shower cubicle with fitted shower, heated towel rail, shaver point, extractor fan, uPVC double glazed window to the rear.

CAR PARKING This flat has an allocated car parking space. There are ample visitors spaces in addition.

TENURE We have been advised that the property is Leasehold with approximately 105 years left on the lease. We further understand that the cost per annum for ground rent and service charge is approximately £860 per year, however solicitors will be able to confirm this during the conveyancing process.



Floor Plan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General Information: Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Leasehold

Council Tax: Band A