

20 The Gables
Elsa Park
Bourne
PE10 0FY

£220,000



Modern Town House

Ensuite To Master

Downstairs WC

NO CHAIN

Kitchen/Diner

Garage

3 Bedrooms

Utility Room

Gardens



GENERAL DESCRIPTION:

NO CHAIN

This modern town house is considered an ideal buy to let or first time buy, and has 3 bedrooms including an ensuite to the master.

Downstairs there is a kitchen diner with hob, double oven and extractor, together with integrated fridge/freezer.

Just off the kitchen is a utility room with door to the garden.

There is a downstairs WC and a good sized lounge.

There is a garage and gardens to the front and rear.

Viewing is recommended.

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ENTRANCE HALL

With entrance door, stairs to first floor, radiator.

CLOAKROOM

With low-level WC, pedestal wash hand basin. radiator, ½ tiled walls, extractor fan.

KITCHEN / DINER 16' 1" x 8' 10" (4.9m x 2.7m) Max

With 1½ bowl stainless steel sink unit, range of base units incorporating cupboards & drawers and with worksurfaces and eye level cupboards above, built in gas hob with extractor above and electric oven below. Tall unit housing integrated fridge freezer, plumbing for dishwasher, uPVC double glazed window to the front and rear, radiator, ceramic tiled floor.

UTILITY ROOM 6' 3" x 5' 7" (1.9m x 1.7m) Max

With single drainer stainless steel sink unit, cupboards under, plumbing for washing machine, understairs store cupboard, Potterton gas fired central heating boiler, ceramic tiled floor, ½ glazed door to the garden.

LOUNGE 16' 1" x 9' 6" (4.9m x 2.9m) Max

With 2 radiators, uPVC double glazed window to the front, sliding double glazed patio doors to the garden, TV point.

LANDING

With radiator, uPVC double glazed window to the rear, airing cupboard with hot water tank.

BEDROOM 1 10' 6" x 9' 2" (3.2m x 2.8m) Max

With radiator, uPVC double glazed window to the front, built in wardrobe with hanging rail and shelving.

ENSUITE SHOWER ROOM With low level WC, pedestal wash hand basin, shower cubicle, radiator, shaver point, extractor, ½ tiled walls, uPVC double glazed windows to the front.

BEDROOM 2 9' 6" x 8' 10" (2.9m x 2.7m) Max

With radiator, uPVC double glazed window to the front, built in wardrobe with hanging rail and shelving.

BEDROOM 3 7' 3" x 6' 11" (2.2m x 2.1m) Max

With radiator, uPVC double glazed window to the rear.

BATHROOM

With low level WC, pedestal wash hand basin, panelled bath, shaver point, extractor, ½ tiled walls, radiator, uPVC double glazed window to the rear.

OUTSIDE

FRONT GARDEN

This is set behind hedging and mainly laid to lawn with pathway serving the front door.

REAR GARDEN

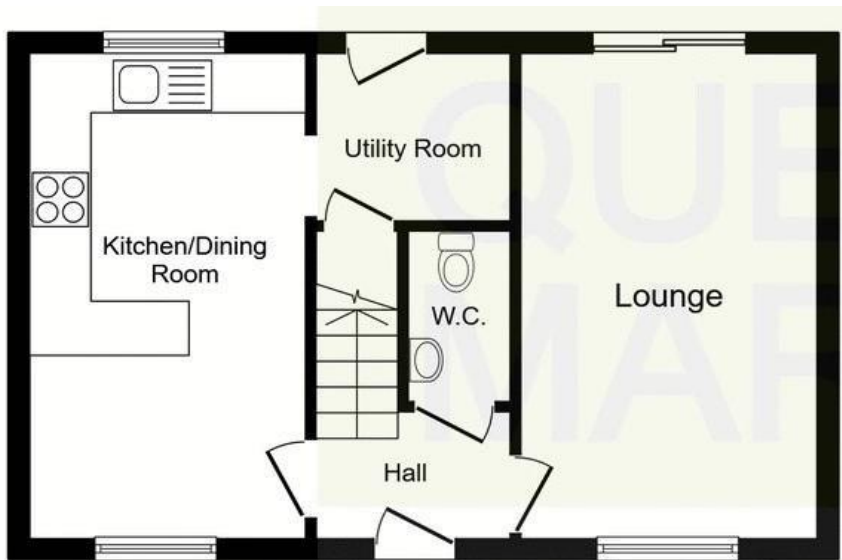
The rear garden is fully enclosed, with paved patio, brick built BBQ, timber shed and laid to lawn.

SINGLE GARAGE 17' 9" x 8' 2" (5.4m x 2.5m) Max

This is set to the rear of the property beneath a coach house.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 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 Freehold

Council Tax: Band C