

2 Heathcote Road

Bourne PE10 9JT

**£200,000**



*Bungalow*

*Large Conservatory*

*Lounge With Bay Window*

*Sought After Location*

*Fitted Kitchen*

*Oversized Single Garage*

*2 Bedrooms*

*Refitted Shower Room*

*South West Facing Garden*





**GENERAL DESCRIPTION:** Conveniently located for Bourne's town centre and within easy reach of the Tesco supermarket, this is a spacious semi detached bungalow in a popular location.

There is a large conservatory which overlooks the south west facing rear garden which is also of a good size, and there are 2 good bedrooms. The bath has been replaced to a large shower tray.

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The property has gas central heating, uPVC double glazing and an oversized single garage and is offered with no chain.





**ENTRANCE HALL** With uPVC double glazed entrance door, radiator, built in cupboard.

**KITCHEN** 12' 1" x 7' 5" (3.69m x 2.27m) With single drainer stainless steel sink unit, range of base units with cupboards & drawers, worksurfaces and eye level cupboards over, built in gas hob with oven under and with extractor fan above, plumbing for an automatic washing machine, gas fired central heating boiler, uPVC double glazed window to the rear, glazed door to:

**CONSERVATORY** 17' 1" x 7' 5" (5.21m x 2.27m) Of a brick & uPVC double glazed construction with ceramic tiled floor, radiator, uPVC double glazed french doors to the rear garden.

**LOUNGE** 12' 10" x 12' 5" (3.90m x 3.79m) With uPVC double glazed bay window to the front, TV point, radiator.

**BEDROOM 1** 13' 5" x 9' 5" (4.08m x 2.86m) With radiator, built in wardrobes, sealed unit double glazed window to the rear.

**BEDROOM 2** 9' 5" x 6' 10" (2.86m x 2.09m) With radiator, uPVC double glazed window to the front.

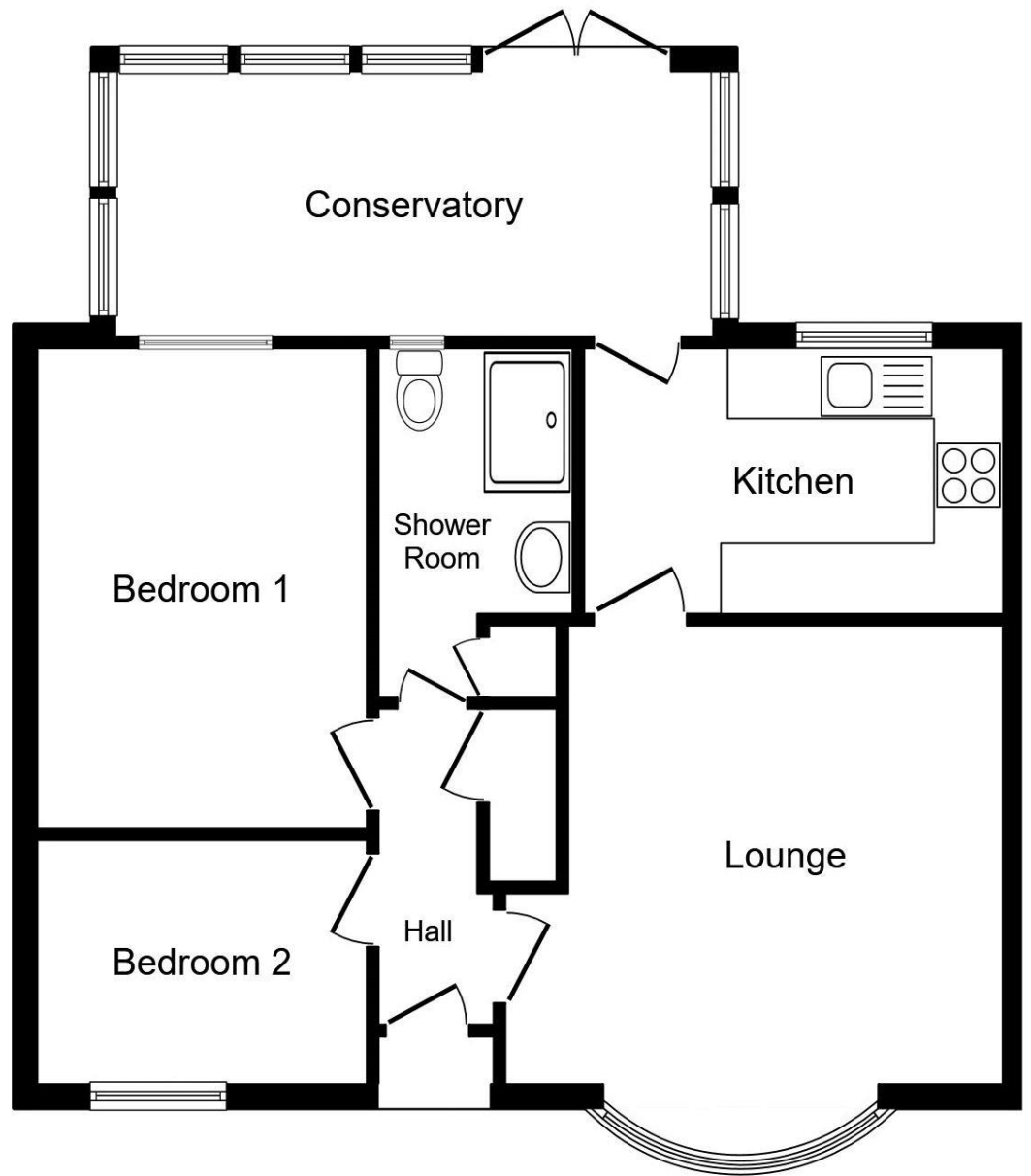
**FRONT GARDEN** The front garden is mainly laid to lawn with borders and driveway alongside providing off road parking and access to

**SHOWER ROOM** With low level WC, pedestal wash hand basin, walk in shower with glass screen, ceramic tiled floor, radiator, uPVC

double glazed window to the rear, built in cupboard.

**GARAGE** 17' 0" x 12' 10" (5.19m x 3.901m) With up and over door, light & power, personal door to the side.

**REAR GARDEN** The rear garden is a pleasant feature being south west facing and of a good size. It is mainly laid to lawn with patio area and is enclosed.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 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 B