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Longstaff.com INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



8 Berkeley Drive , Bourne, PE10 9TR

£225,000 Freehold

- Semi Detached House
- Entrance Hallway
- Lounge
- Kitchen/Diner
- Conservatory







GROUND FLOOR

ACCOMMODATION
uPVC part glazed door to Entrance Hallway: Radiator, stairs to first floor.

LOUNGE
10' 2" x 17' 8" (3.1m x 5.38m) TV point, electric fire with timber surround polished stone back plate and hearth, TV point, wall mounted thermostatic heating control, bay to front, radiator.

KITCHEN/DINER
9' 0" x 13' 8" (2.74m x 4.17m) Wall mounted and floor standing wooden fronted cupboards, complimentary fitted worktop and splash back tiling, inset polycarbonate sink and drainer with mixer tap, four ring ceramic hob with extractor fan over, electric oven, space and plumbing under worktop











for automatic washing ,machine, space and plumbing for slim line dishwasher, space for fridge/freezer, radiator, ceramic floor tiles, under stairs storage cupboard.

CONSERVATORY
8' 11" x 11' 1" (2.72m x 3.38m) Constructed dwarf brick walls with uPVC units over, pitched roof, fitted window blinds, French doors to outside.

FIRST FLOOR LANDING
Access to roof storage space, airing cupboard housing hot water tank and shelving.

BEDROOM 1
9' 3" x 13' 9" (2.82m x 4.19m) Laminate flooring, TV point., radiator, window to rear.

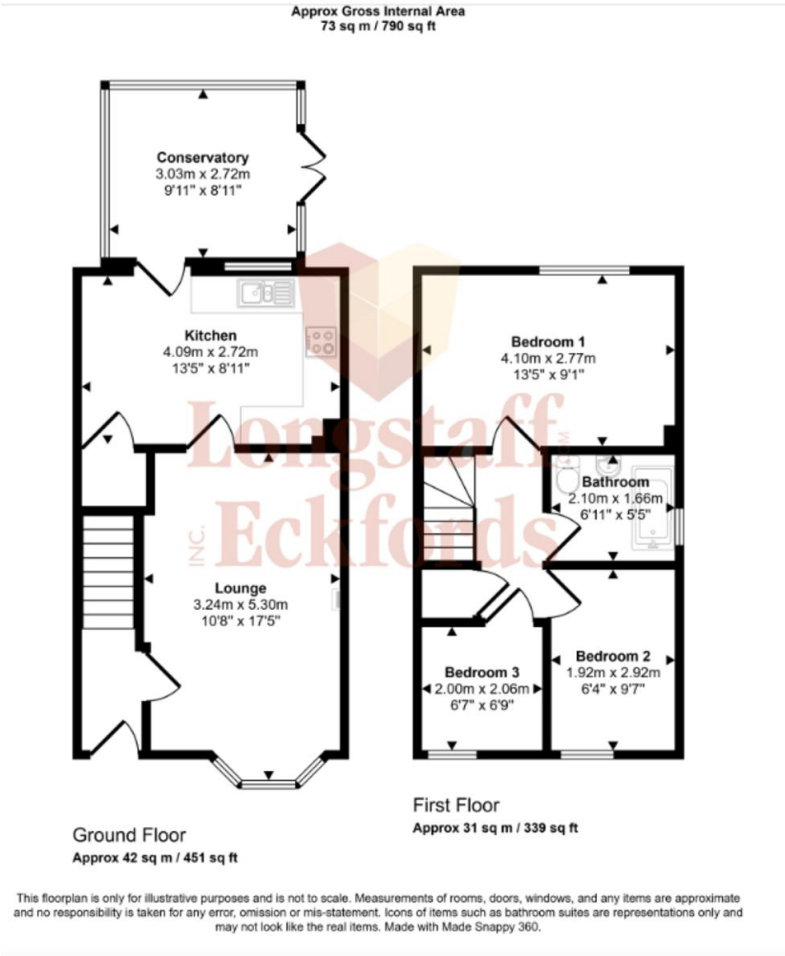
BEDROOM 2
6' 6" x 10' 1" (1.98m x 3.07m) Laminate flooring, radiator, window to front.

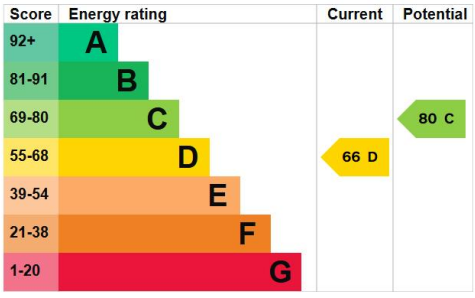
BEDROOM 3
6' 11" x 7' 0" (2.11m x 2.13m) Laminate flooring, radiator, window to front.

BATHROOM
Panelled bath with TRITON electric shower over, glass screen, pedestal wash hand basin, low level WC with concealed flush, electric shaver point, chrome heated ladder towel rail, fully tiled walls, ceramic floor tiles, extractor fan.

EXTERNALLY
The front of this property benefits from an area of lawn and a driveway at the side provides off road parking for a couple of cars.
The rear garden offers a good degree of privacy and benefits from a paved patio seating area with the remainder mostly laid to lawn. There are attractive shrub borders and an outside tap.

DIRECTIONS
From Eckfords and Longstaff office turn left and proceed over the first mini roundabout into North Road. At the edge of Bourne turn right into Beaufort Drive. Take the third turning on the left into Berkeley Drive. Number 8 is located on the left hand side.





TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND B

LOCAL AUTHORITIES
South Kesteven District Council 01476 406080
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT
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Ref: 18095
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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CONTACT

OnTheMarket.com
The Property Ombudsman
rightmove.co.uk
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