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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



7 Elm Terrace, Bourne, PE10 9AR

Guide Price £282,000 Freehold

- End Terraced House
- Two Reception Rooms
- Large Kitchen
- Three Double Bedrooms
- Family Bathroom

Elm Terrace is ideally located close to local amenities. It offers spacious well-presented accommodation, and viewing is highly recommended at the earliest opportunity.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



GROUND FLOOR

ACCOMMODATION

uPVC part glazed front door to Entrance Hallway: Laminate flooring, under stairs storage space, radiator, inset ceiling spot lights, stairs to first floor.

LOUNGE

12' 2" x 11' 10" (3.71m x 3.61m) Box bay window to front, TV point, radiator, brick built open fire place with tiled hearth and recess to each side.

DINING ROOM

13' 7" x 11' 10" (4.14m x 3.61m) Ornate feature fire place (Please note the chimney sweep has indicated that this could be opened up) recess to each side with shelving and cupboards, radiator, window to rear.



KITCHEN

9' 0" x 19' 9" (2.74m x 6.02m) Fitted wall mounted and floor standing cream cupboards, complimentary fitted worktops, inset one and a quarter bowl stainless steel sink and drainer with mixer tap, four ring ceramic hob with extractor fan over, electric oven, space and plumbing under worktop for automatic washing, tumble dryer and dishwasher, space for fridge/freezer, wooden effect vinyl flooring, skylight window, part glazed uPVC door to rear.

FIRST FLOOR LANDING

Access to roof storage space which has a pull down ladder.



BEDROOM 1

10' 4" x 12' 5" (3.15m x 3.78m) Built in storage cupboard, laminate flooring, radiator, window to rear.

BEDROOM 2

12' 11" x 11' 10" (3.94m x 3.61m) Feature fire place, laminate flooring, radiator, window to front.

BEDROOM 3

11' 9" x 9' 10 Max " (3.58m x 3m) Radiator, window to front.



SHOWER ROOM

8' 7" x 8' 0" (2.62m x 2.44m) Double width walk in shower with glass screen, complimentary splash back tiling, pedestal wash hand basin, low level WC, white heated ladder towel rail, built in storage cupboard. wooden effect vinyl flooring.

EXTERNALLY

The garden is a lovely feature of this property. Directly outside the back door is a good size paved patio. There is a covered passage with a door at each end and a 12kw battery. On the patio is a SAMSUNG air exchange heat pump. There is a brick built log store and a former brick built wash house which has been converted into an ideal home office or children's play room 9'6" x 6'5" There are three steps up to the remainder of the garden which benefits from a neat shaped lawn and attractive flower and shrub borders. Included in the sale is a greenhouse.

AGENTS NOTE

Please note this property benefits from 9 solar panels which generate cheaper electricity and also a 12kw battery.

DIRECTIONS

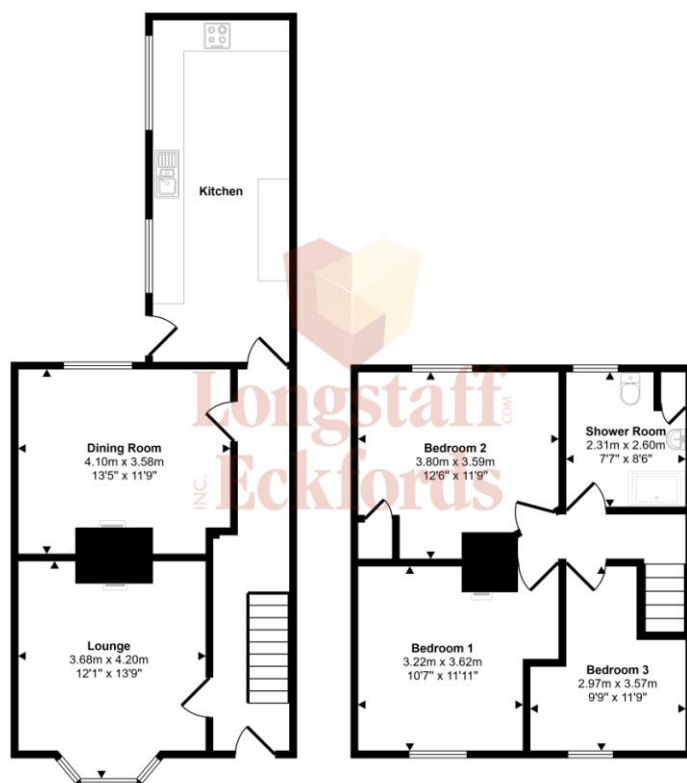
From Longstaff office turn left into North Street and continue over the mini roundabout into North Road. turn left into Elm Terrace number 7 is the last end terraced house on the right.

AMENITIES

Bourne is a bustling market town with a variety of national and local shops along with many bars and restaurants. There are excellent senior and primary schools including Bourne Grammar and Bourne Academy. From Bourne there are direct bus links to both Peterborough and Stamford.



Approx Gross Internal Area
104 sq m / 1118 sq ft



Ground Floor
Approx 58 sq m / 622 sq ft

First Floor
Approx 46 sq m / 496 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



TENURE Freehold

EPC RATING D (65)

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: 18013

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.

ADDRESS

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