



**Uttoxeter Close
Bourne, PE10 0XX**

Offers in Excess of £180,000

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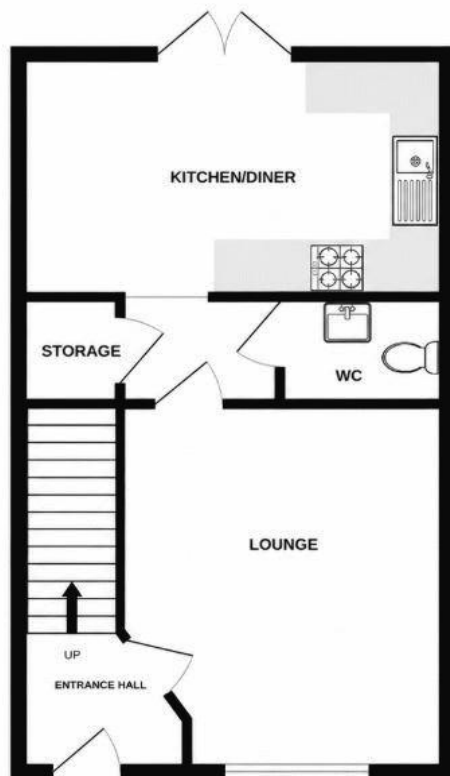


MAIN FEATURES:

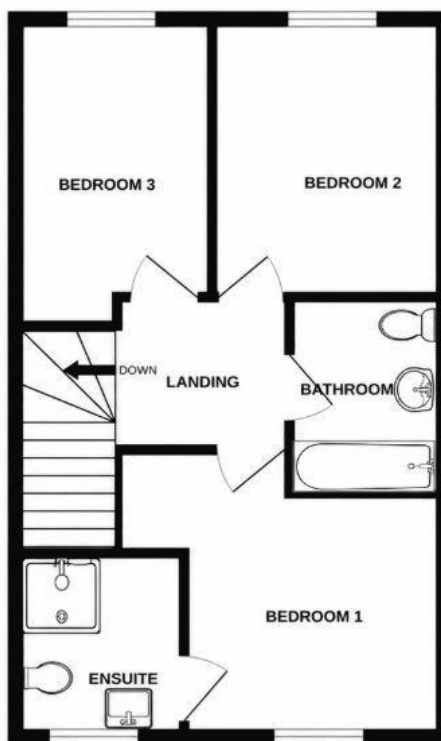
- Well Presented Semi Detached House
- Modern Fitted Kitchen/Diner
- Good Size Lounge
- Master Bedroom with En-suite
- Two Further Bedrooms & Family Bathroom/WC
- Attractive South Facing Rear Garden
- Two Allocated Parking Spaces

Situated in the sought-after residential location of Uttoxeter Close, this well-presented three-bedroom semi-detached home offers modern living accommodation ideal for first-time buyers, young families, or investors alike. The property features a spacious lounge providing a comfortable space for relaxing and entertaining, whilst the modern fitted kitchen/diner offers ample room for family meals and social gatherings. Upstairs, the generous master bedroom benefits from its own en-suite shower room, complemented by two further well-proportioned bedrooms and a contemporary family bathroom/WC. Outside, the attractive south-facing rear garden enjoys plenty of sunshine throughout the day, creating the perfect setting for outdoor dining and leisure. The property also benefits from two allocated parking spaces, adding convenience for homeowners and visitors alike. Uttoxeter Close is ideally positioned within easy reach of local amenities, highly regarded schools, supermarkets, and leisure facilities. Excellent road links provide convenient access to Bourne town centre, neighbouring market towns, and larger employment centres, making it a popular choice.

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

T: 01903 331031 / 0800 033 7 943

E: info@getanoffer.co.uk

We're Open:

8am – 8pm 7 days a week

www.getanoffer.co.uk

01903 331031

38a Goring Road, Worthing, West Sussex, BN12 4AD

info@getanoffer.co.uk

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