



50 West Street, Bourne
£150,000

 **NEWTON FALLOWELL**

50 West Street

Bourne

Situated centrally to Bourne is this fantastic period home featuring 2 reception rooms, two bedrooms and a private garden. A fantastic opportunity to own a property with well proportioned living and original features makes it a desirable home to see.

The ground floor features two spacious reception rooms with large windows allowing an abundance of natural light in. The front lounge includes a large window and a feature fireplace with a study area just before coming into the room to allow for a mix of uses but currently used as an office area. The dining area and kitchen are well proportioned with plenty of storage in the kitchen.

The kitchen features an external door leading to the private garden with storage sheds at the rear.

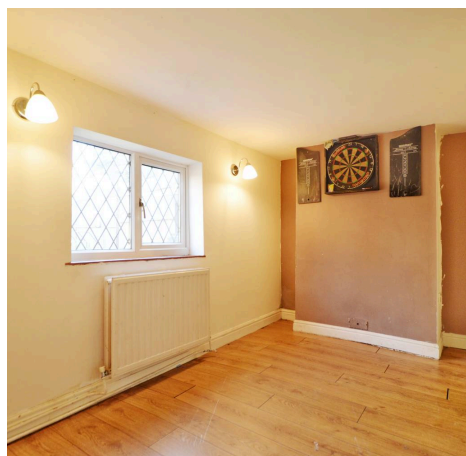
Upstairs, the property offers two double bedrooms with a family bathroom with shower over bath including storage with a recent boiler.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Entrance Hall

16' 7" x 3' 5" (5.05m x 1.03m)

Kitchen

2' 9" x 7' 2" (0.84m x 2.18m)

Dining Room

11' 3" x 7' 0" (3.43m x 2.13m)

Office Space

8' 8" x 3' 7" (2.63m x 1.09m)

Living Room

14' 1" x 10' 9" (4.29m x 3.28m)

Landing

Bedroom One

15' 5" x 10' 10" (4.69m x 3.30m)

Bedroom Two

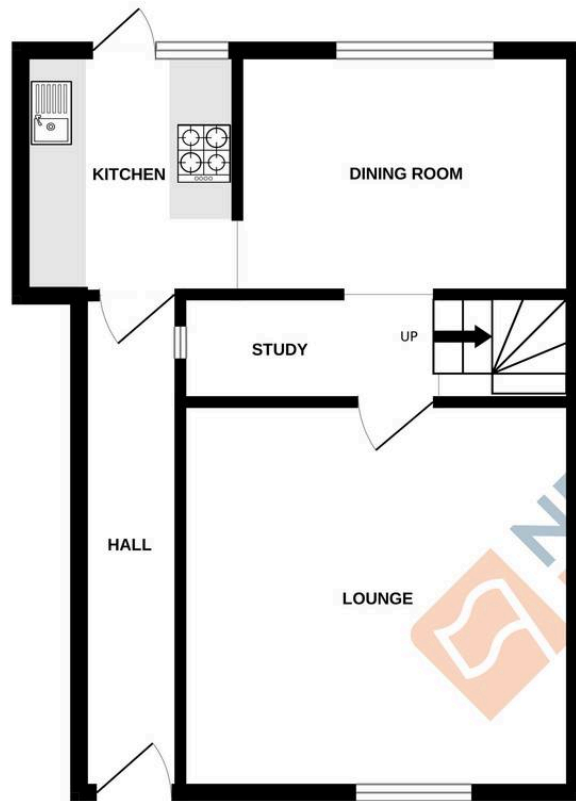
12' 7" x 7' 3" (3.84m x 2.22m)

Bathroom

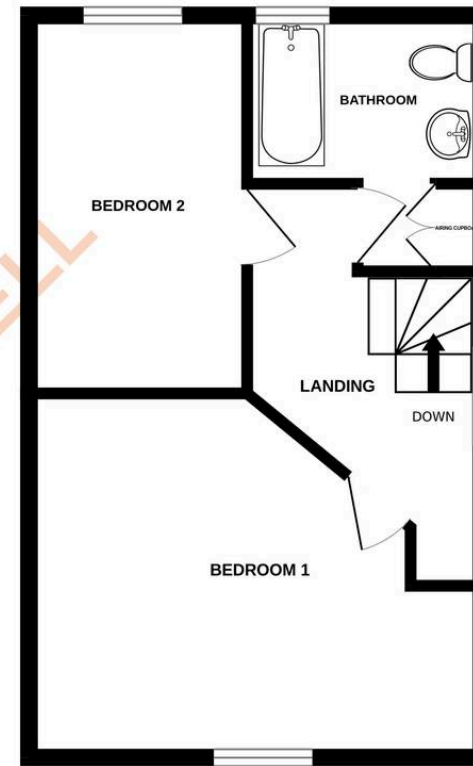
8' 6" x 7' 10" (2.60m x 2.38m)



GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Bourne

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