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Longstaff.COM
INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



19 Sellwood Terrace , Bourne , PE10 9GQ

£160,000 Freehold

- Coach House Apartment
- Entrance Hallway
- Open Plan Lounge/Kitchen
- Two Bedrooms
- Family Bathroom

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Front door to Entrance hallway: Stairs to open plan living accommodation.

LIVING ACCOMMODATION

17' 1 max" x 18' 9" (5.21m x 5.72m) Two radiators, two windows to front, media plate, boiler cupboard housing gas central heating boiler with shelving and storage, further deep storage cupboard, open top Kitchen area: Fitted floor standing wooden effect cupboards with complimentary fitted worktops, inset stainless steel one and a quarter bowl sink and drainer with mixer tap, four ring gas hob with extractor canopy over, electric oven, integrated dishwasher, integrated fridge/freezer, space and plumbing under worktop for automatic washing machine, vinyl flooring to kitchen area, two velux windows to rear.

BEDROOM 1



13' 5 max " x 12' 0" (4.09m x 3.66m) TV point, telephone point, radiator, window to front, built in wardrobe.

BEDROOM 2

8' 7" x 7' 3" (2.62m x 2.21m) Telephone point, radiator, window to front.

BATHROOM

5' 9" x 8' 5" (1.75m x 2.57m) Pa nelled bath with mixer shower attachment, glass screen, pedestal wash hand basin, low level WC with concealed flush, radiator, electric shaver point, ceramic floor tiles.

EXTERNALLY

This coach house apartment benefits from a single garage with an up and over door. At the rear of the property is a small communal garden laid to lawn which can be used by any of the residents.

AGENTS NOTE

The sellers of 19 Sellwood Terrace own the leasehold for the other three single garages. They do reserve the right to charge the owners a small amount of rent towards their buildings insurance however they have never exercised this as the insurance is very low.

DIRECTIONS

From Eckfords and Longstaff turn right and proceed to the centre of Bourne. At the traffic lights proceed straight over into Abbey Road. Turn left into Knowles Lane. Turn left into Manning Road. Sellwood Terrace is located on the right hand side.

AMENITIES

Bourne benefits from both local and national shops along with a variety of bars and restaurants. There are excellent primary and senior schools just a short walk from this property and also regular bus links to both Peterborough and Stamford.



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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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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PE10 9AE

CONTACT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		