

EST 1770



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

SPALDING 01775 766766 BOURNE 01778 420406

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



GROUND FLOOR

ACCOMMODATION

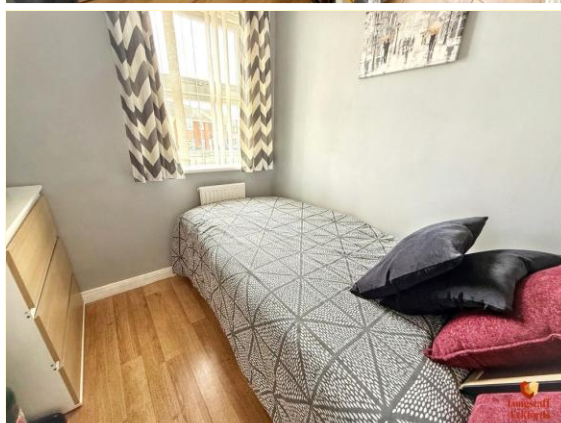
uPVC part glazed door to Entrance Hallway: Radiator, stairs to first floor.

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

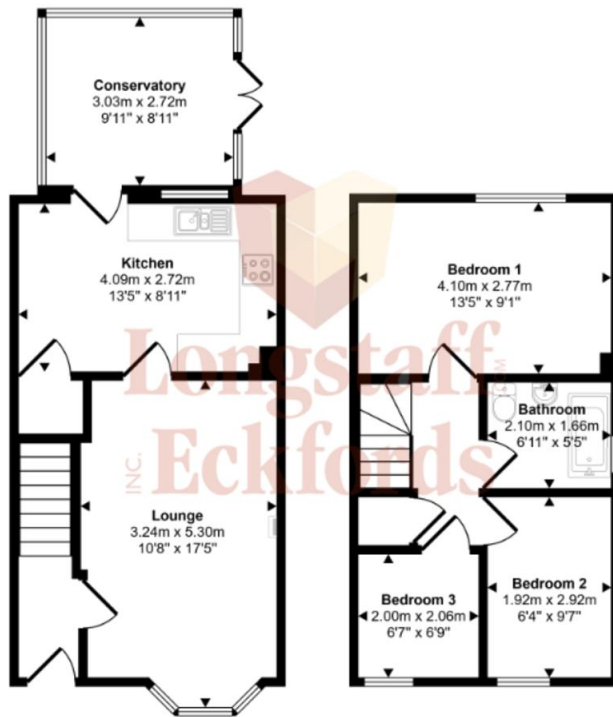
The front of this property benefits from an area of lawn and a driveway at the side provides off road parking for a couple of cars.

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.

Approx Gross Internal Area
73 sq m / 790 sq ft



Ground Floor
Approx 42 sq m / 451 sq ft

First Floor
Approx 31 sq m / 339 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.

%epcGraph_c_1_250%

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

R. Longstaff & Co LLP, their dients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their dient(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

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.

ADDRESS

R. Longstaff & Co LLP.
23 North Street
Bourne
Lincolnshire
PE10 9AE

CONTACT