



6 Gilpin Close, Bourne, PE10 0DF

 **NEWTON FALLOWELL**

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Key Features

- Stunning Two Bedroom Terraced House
- Two Reception Rooms
- Enclosed Rear Garden
- Off Road Parking That leads To The Garage
- NO ONWARD CHAIN
- Ideal First Time Purchase Or Investment
- Easy Access To The Town Centre
- EPC Rating C

Offers Over £175,000





Situated down a quiet cul-de-sac in the town of Bourne sits this immaculate two bedroom terraced house. The property boasts a modern fitted kitchen, generous living/dining room, spacious conservatory, downstairs WC, two double bedrooms and a well-presented three piece family bathroom. The property also benefits from its single garage, off-road parking and low-maintenance rear garden.

On entering the property, the entrance hall offers access into a downstairs WC and a beautifully-presented fitted kitchen. The kitchen leads through into a generous living/dining room. French doors to the rear show you into a spacious conservatory, which contains french doors looking out onto the rear garden. To the first floor, the landing space separates two well-balanced double bedrooms and a modern three-piece family bathroom.

Outside the property, off-road parking is found in front of a useful single garage. The low-maintenance rear garden is made up of paved and graveled areas. At such a modest price, we highly recommend you view this property at your earliest convenience.

Entrance Hall

Lounge Diner 4.55m x 3.44m (14'11" x 11'4")

Kitchen 3.12m x 2.21m (10'2" x 7'4")

Conservatory 3.38m x 2.48m (11'1" x 8'1")

Downstairs WC 1.43m x 1.08m (4'8" x 3'6")

Landing

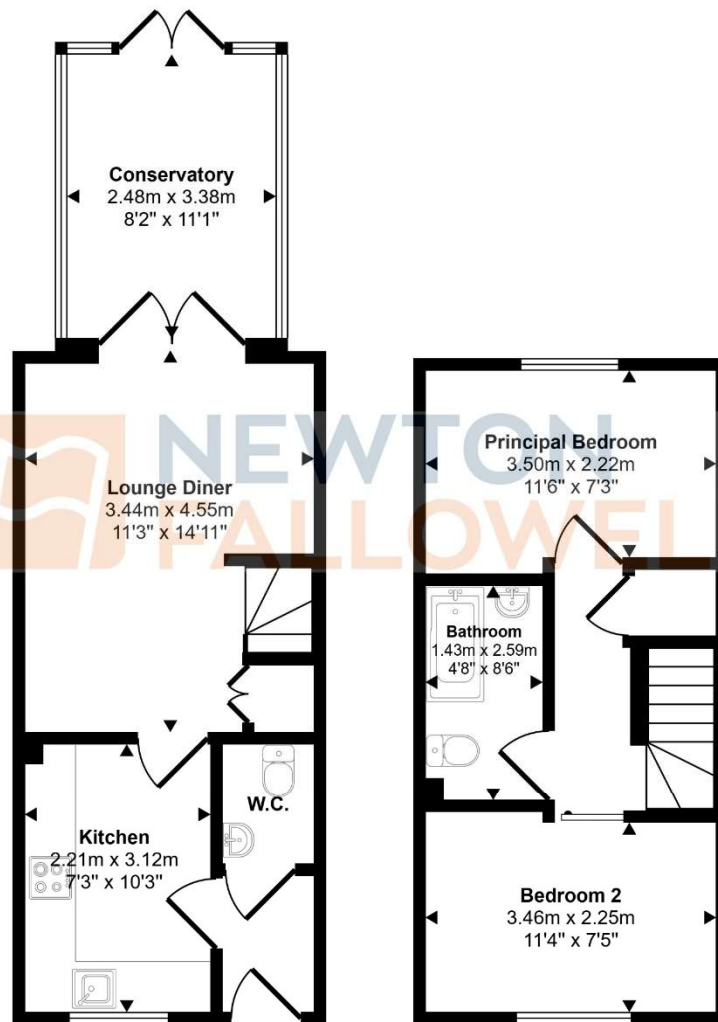
Principal Bedroom 2.22m x 3.5m (7'4" x 11'6")

Bedroom Two 2.25m x 3.46m (7'5" x 11'5")

Bathroom 2.59m x 1.43m (8'6" x 4'8")

Garage

Approx Gross Internal Area
62 sq m / 672 sq ft



Ground Floor
Approx 36 sq m / 384 sq ft

First Floor
Approx 27 sq m / 288 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.

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.



SCAN ME