

# Richardson

15 Grosvenor Avenue,  
Bourne, PE10 9HU

LETTINGS SPECIALISTS

**TO LET**

**£995 PCM**



- Modern Detached Bungalow
- Large Sitting Room
- Gas Central Heating
- SW Facing Garden
- Two Bedrooms
- Shower Room
- Conservatory
- Garage with remote control door

**Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB**



[www.richardsonstateagents.co.uk](http://www.richardsonstateagents.co.uk)

**01780 758000**

## Location

Grosvenor Avenue is located on a quiet cul de sac to the South side of the town centre of Bourne. The A15 is within easy reach as are associated road links. The town centre is close by for all your essential needs and hostelrys. Bourne also boasts a well renowned Grammar School and various other excellent schools nearby.

## Description

This wonderful refurbished property offers a quiet cul de sac location while still being close to all essential conveniences. With a large sitting room and modern kitchen this is perfect for a tenant/occupier who requires one level living. The rear garden is South/West facing with well established borders and sun terrace. A generous single garage offers space for a large car or further storage. Additionally there is space for several vehicles on the driveway.

## Hall

Neutrally decorated and carpet. Doors leading to kitchen, sitting room, storage cupboard, two bedrooms and shower room.

## Sitting Room

A good sized living space with lots of natural light from the French doors which offer lovely garden views. Neutral carpet and decor. Feature fireplace and radiator.

## Kitchen

The fitted kitchen has ample wall and base shaker units. Appliances include a freestanding fridge/freezer and washing machine. Integrated appliances include single oven, electric hob and dishwasher. Single glazed window to conservatory. Upvc door to conservatory.

## Conservatory

Fantastic second reception room, overlooking the rear garden. Upvc windows and door leading to sun terrace. Radiator and vertical blinds

## Shower Room

Modernised bathroom with fully tiled walls and vinyl flooring. Corner shower, white basin set into a modern vanity unit. Low level toilet. Window to side aspect.

## Bedroom One

Neutrally decorated double bedroom to the front of the property. UPVC window to front aspect. Inbuilt wardrobe with mirrored doors. Neutral carpet.

## Bedroom Two

Neutrally decorated double bedroom to the front of the property. UPVC window to front aspect. Neutral carpet.

## Outside

To the front a gravelled garden, to the side a tarmac driveway offers parking for several cars. The driveway leads to a single garage with remote control door which has ample parking for a large car or additional storage. A gateway leads to the enclosed gravelled rear garden which has well established borders.. A patio area provides a wonderful space for relaxing or entertaining.

## Garage

Electric roller door provides access to parking area and storage. Light and sockets provided.

## Services

Mains water, sewerage, electricity and gas are connected.

## Council Tax

We understand from the Valuation Office Agency website for South Kesteven that the property has a Council Tax Band B.

## Tenure

The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

## Deposit

Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

## EPC

Rating

## Viewings

By telephone appointment with Richardson Estate Agents 01780 758004

## Broadband/Mobile

According to OFCOM:

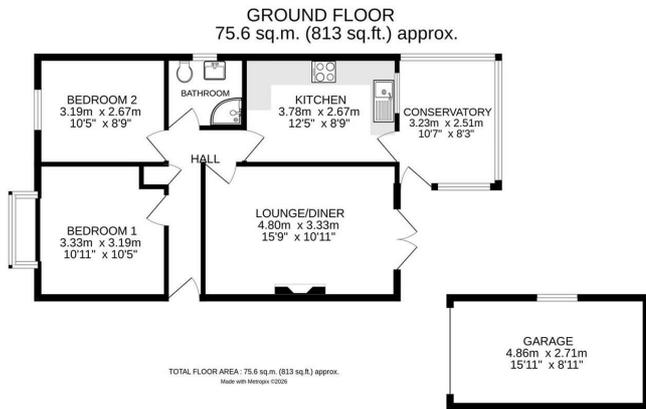
Mobile networks available - Three & EE

Broadband types available - Standard, Superfast & Ultrafast

## AGENTS NOTE

Under the Estate Agents Act of 1979 we hereby give notice that an employee of Richardson is the owner of the property.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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- The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
- All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
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- No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.