

Description:

Recently refurbished and modernised to include damp and timber treatment, re-plastering, new carpeting, replacement windows & doors and with a refitted kitchen and bathroom, this 3 bed roomed semi detached house is considered an ideal buy-to-let or first time purchase.

There is a lounge and separate dining room, downstairs WC, and the house is offered with NO CHAIN.

£175,000

Bourne Road Morton Bourne PE10 0RG

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Semi Detached House

Refitted Kitchen

3 Bedrooms

Refurbished & Modernised

Downstairs WC

Refitted Bathroom

Lounge + Dining Room

Utility Porch

Gas Central Heating

ENTRANCE HALL With stairs to first floor landing.

LOUNGE 3.65m (12') x 3.27m (10'9") PVCu double glazed window to front, feature tiled fireplace, radiator.

DINING ROOM 3.96m (13') x 3.65m (12') PVCu double glazed window to rear, living flame effect electric fire set in feature surround, radiator.

REFITTED KITCHEN 5.03m (16'6") x 2.47m (8'1") max Refitted with a matching range of base & eye level units and cupboards with drawers & worktop space, stainless steel sink unit with single drainer, integrated fridge & dishwasher, built-in electric oven, built-in 4 ring electric hob with extractor hood over, 2 PVCu double glazed windows to side, ceramic tiled flooring, built in understairs storage cupboard, PVCu double glazed door to:

UTILITY PORCH 2.91m (9'7") x 2.16m (7'1") Plumbing for washing machine, vent for tumble drier, windows to side & rear, radiator, half glazed door to garden.

REAR LOBBY 2.49m (8'2") x 1.26m (4'1") Ceramic tiled flooring, gas fired central heating boiler.

WC PVCu double glazed window to rear, low-level wc, ceramic tiled flooring.

REAR HALLWAY Half glazed door to garden.

LANDING Built in shelved cupboard.

BEDROOM 1 3.66m (12') x 2.75m (9') PVCu double glazed window to front, radiator.

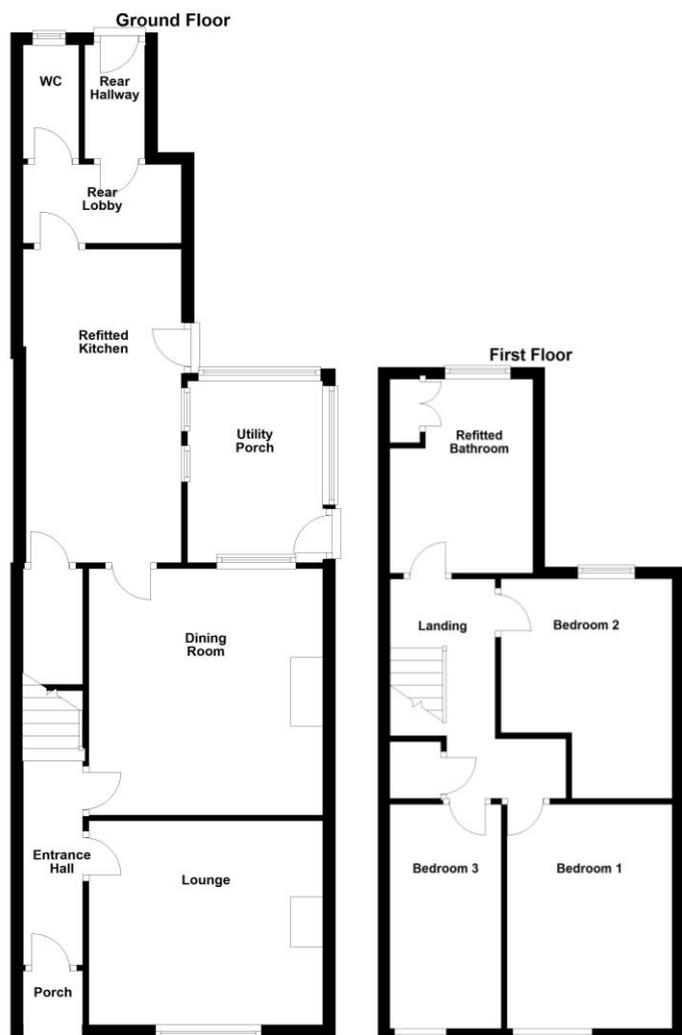
BEDROOM 2 3.59m (11'9") max x 2.86m (9'4") PVCu double glazed window to rear, radiator.

BEDROOM 3 3.66m (12') x 1.86m (6'1") PVCu double glazed window to front, radiator.

REFITTED BATHROOM With panelled bath having independent electric shower over & glass screen, pedestal wash hand basin, low-level WC, fully tiled walls, extractor fan, PVCu double glazed window to rear, airing cupboard housing lagged hot water cylinder.

OUTSIDE The front garden is set to gravel. Pedestrian access to the side of the property leads to the rear garden which is ready for cultivation, and there is a wooden shed. The garden is west facing, and of a good size.

REFURBISHMENT NOTES We understand from the vendor that the programme of refurbishment extended to include rewiring where necessary, replastering where necessary, replacement of the doors and windows, refitting of the kitchen & bathroom, installation of a damp proof course, and timber treatment. We further understand that where appropriate, certificates are available, however any intending purchasers solicitor should check these documents for validity.



MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 Quentin Marks has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Quentin Marks has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.