

### Description:

Overlooking a grassed green belt area this 3 bedroomed town house has an ensuite to the master bedroom, a kitchen diner with appliances including dishwasher & fridge freezer, a utility room, downstairs WC, and 16' lounge.

There is a single garage, uPVC double glazing, and gas fired central heating. Offered for sale with NO CHAIN, this would be an ideal buy-to-let, or first time purchase.

**£170,000**

**Greenacres Drive Bourne PE10 0FQ**

## Bourne PE10 0FQ

Modern Town House

Downstairs WC

Utility Room

Pleasant Position

16' Lounge

3 Bedrooms

Overlooks Green Belt Area

16' Kitchen / Diner With Appliances

Ensuite To Master

**ENTRANCE HALL** With radiator, stairs to first floor landing.

**WC** Comprising pedestal wash hand basin, low-level WC and extractor fan, half tiled walls, radiator.

**KITCHEN/DINER** 4.88m (16') x 2.71m (8'11") Fitted with a matching range of base and eye level units and cupboards with drawers and worktop space, 1½ bowl stainless steel sink unit with single drainer, integrated fridge/freezer and dishwasher, built-in electric double oven, built-in four ring gas hob with extractor hood over, PVCu double glazed window to front, PVCu double glazed window to rear, radiator. Ceramic tiled floor to 'wet area' of kitchen.

**UTILITY ROOM** 1.89m (6'2") x 1.65m (5'5") Stainless steel sink unit with single drainer with base units under and worktop space, plumbing for washing machine, radiator, ceramic tiled flooring, gas fired central heating boiler, built-in under-stairs storage cupboard.

**LOUNGE** 4.88m (16') x 2.92m (9'7") PVCu double glazed window to front, two radiators, telephone point, TV point, double glazed patio doors to garden.

**LANDING** PVCu double glazed window to rear, radiator, airing cupboard housing hot water cylinder.

**BEDROOM 1** 3.22m (10'7") max x 2.79m (9'2") max PVCu double glazed window to front, radiator, built in 'Hammonds' wardrobes.

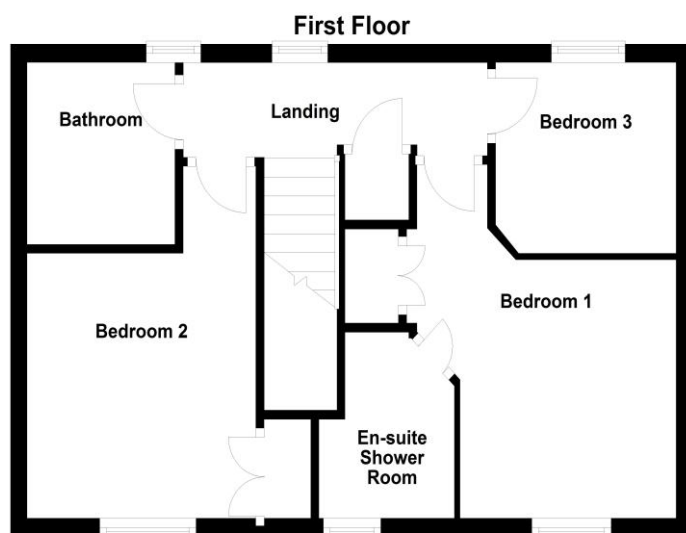
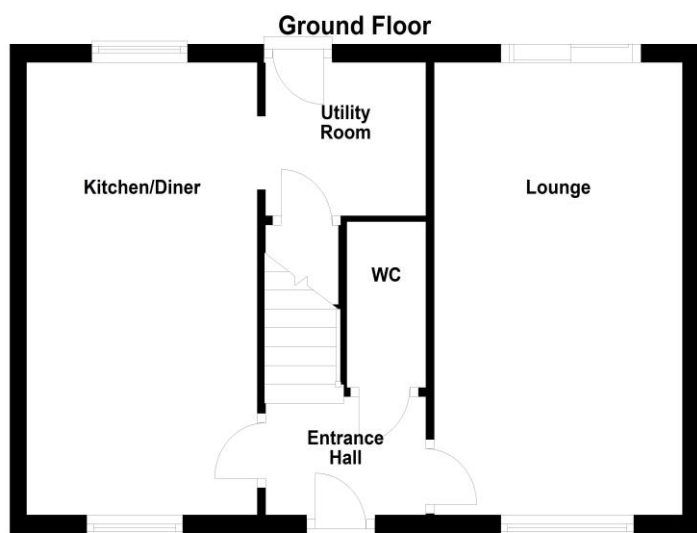
**EN-SUITE SHOWER ROOM** Comprising tiled shower cubicle with fitted shower, pedestal wash hand basin, low-level WC, extractor fan, shaver point, PVCu double glazed window to front.

**BEDROOM 2** 2.85m (9'4") x 2.73m (8'11") PVCu double glazed window to front, radiator, built-in 'Hammonds' wardrobes with hanging rail and shelving.

**BEDROOM 3** 2.15m (7'1") x 2.06m (6'9") PVCu double glazed window to rear, radiator.

**BATHROOM** Comprising panelled bath, pedestal wash hand basin and low-level WC, extractor fan, PVCu double glazed window to rear, radiator.

**OUTSIDE** The front garden is set behind beech hedge and is laid to lawn with pathway serving the property. The rear garden has patio, lawn, and is fully enclosed. The garden is south facing, and has gated pedestrian access to the rear, where there is a car parking space and access to the **SINGLE GARAGE**.



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.

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