QUENTIN MARKS

2 West Street | Bourne | PE10 9NE

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Experience de la company de















The kitchen has been refitted, and the windows replaced with uPVC double glazed sash units. The property has gas fired central heating and a good sized west facing rear garden. Ideal first time purchase.

£149,000

Alexandra Terrace Bourne PE10 9HJ

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| End Terraced House | 16' Lounge | 3 Good Bedrooms |
|----------------------|----------------------|-------------------------|
| Town Centre Location | Separate Dining Room | West Facing Rear Garden |
| Well Presented | Refitted Kitchen | Gas Central Heating |

ENTRANCE HALL With uPVC entrance door, radiator, stairs to first floor landing.

<u>DINING ROOM</u> 4.00m x 3.05m (13'2" x 10') max PVCu double glazed sash window to front, open fire set in tiled surround, radiator.

<u>LOUNGE</u> 4.92m x 3.65m ($16'2'' \times 12'$) max Two PVCu double glazed windows to rear, feature fireplace with brick surround and tiled hearth, exposed floorboards, TV point, built-in under-stairs storage cupboard.

REFITTED KITCHEN 2.83m x 2.27m (9'3" x 7'5") Refitted with a matching range of base and eye level units and cupboards with worktop space, sink unit with single drainer, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, built-in electric oven, electric hob with extractor hood over, two PVCu double glazed windows to side, radiator, ceramic tiled flooring, PVCu double glazed door to side.

Ground Floor

<u>BATHROOM</u> Comprising panelled bath with independent Mira shower over, vanity wash hand basin with cupboards under, concealed flush WC, fully tiled walls, heated towel rail, extractor fan, window to rear, PVCu double glazed window to side, radiator, ceramic tiled flooring.

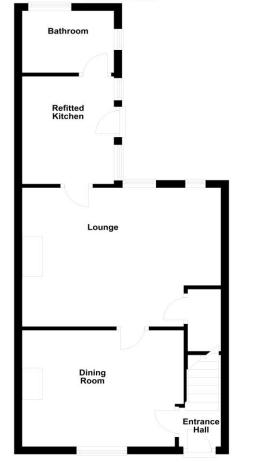
LANDING PVCu double glazed sash window to side, access to loft space.

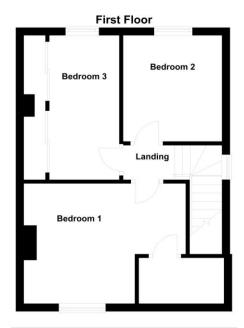
BEDROOM 1 4.01m x 3.05m (13'2" x 10') max PVCu double glazed sash window to front, radiator, walk in storage cupboard.

<u>BEDROOM 2</u> 2.70m x 2.44m (8'10" x 8') PVCu double glazed sash window to rear, radiator.

BEDROOM 3 3.67m x 1.73m (12' x 5'8") (minimum measurements) PVCu double glazed sash window to rear, radiator, fitted wardrobes with full-length mirrored sliding doors.

<u>OUTSIDE</u> Directly from the kitchen is a pleasant enclosed yard. Beyond the gated access is a good sized garden which is west facing and mainly laid to lawn.





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 of use 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.