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Description:

Situated in a popular village just south of Bourne, this semi detached house is considered an ideal buy to let investment or first time buy. The property has 2 bedrooms and a bathroom upstairs.

Downstairs, a small hallway opens to a lounge with refurbished kitchen beyond. There is a replacement gas fired combi boiler, and a good driveway alongside provides parking for 2 vehicles. Well stocked rear garden, and double glazing.

£150,000

The Causeway Thurlby Bourne PE10 OLD

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Semi Detached House 2 Bedrooms Double Glazed

Refurbished Kitchen Bathroom Good Driveway

Lounge Replacement Gas Boiler Pleasant Garden

 $\underline{\text{ENTRANCE HALL}}$ With hardwood & glazed strip entrance door.

<u>LOUNGE</u> 4.68m x 3.86m (15'4" x 12'8") Sealed unit double glazed windows to front & side, radiator, TV point, point for gas fire, stairs to first floor landing.

KITCHEN/BREAKFAST ROOM 3.86m x 2.59m (12'8" x 8'6") Refitted with a matching range of base and eye level units and cupboards with drawers and worktop space, stainless steel sink unit with single drainer, plumbing for washing machine and dishwasher, built-in electric oven, built-in four ring gas hob with extractor hood over, sealed unit double glazed window to rear, 'Worcester' gas boiler, half glazed door to garden.

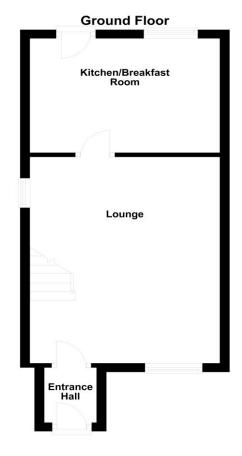
LANDING Airing cupboard with radiator. Access to part boarded loft space.

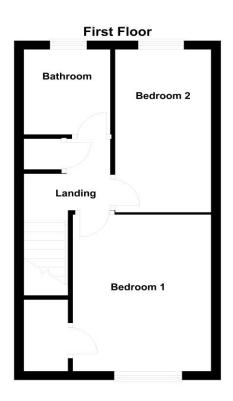
<u>BEDROOM 1</u> 3.55m x 2.81m (11'8" x 9'3") Sealed unit double glazed window to front, radiator, built-in over-stairs storage cupboard.

BEDROOM 2 3.69m x 1.95m (12'1" x 6'5") Sealed unit double glazed window to rear, radiator.

BATHROOM Comprising panelled bath with shower attachment over, pedestal wash hand basin, low-level WC, sealed unit double glazed window to rear, radiator, ceramic tiled flooring.

OUTSIDE Alongside the property, a driveway provides off road car parking for 2/3 vehicles. The rear garden is a pleasant feature, with patio, raised borders and with 2 sheds.





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.