

28 Ripon Close, Bourne, PE10 0ZT

Positioned within the Elsea Park development of Bourne, close to the A15 and local transport routes, is this modern three bedroom home. Situated on a corner plot, the property benefits from a generous sized garden alongside three good sized bedroom.

The downstairs accommodation features modern open plan living with ample space for a dining table, ideal for families or entertaining. There is also a downstairs W/C and welcoming entrance hall.

Upstairs, there are three bedrooms and a family bathroom, in addition to an ensuite shower room to the principle bedroom.

Externally, the property is approached by a pedestrian walkway, with the garage and parking just a stones throw from the property.

£1,100 PCM

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Three bedroom modern home
 - Open plan living kitchen diner
 - Garage and parking
 - EPC: TBC Council Tax: B
- Family bathroom, ensuite and downstairs W/C
 - Good sized lawned rear garden
 - Open green space to the side
 - Available October 2025



ACCOMMODATION:

Entrance Hallway

Cloakroom

Kitchen Diner

4.17m x 2.62m widening to 4.42m (13'8 x 8'7 widening to 14'6)

Lounge

5.13m x 2.74m (16'10 x 9'0)

First Floor Landing

Bedroom One

3.89m x 2.64m (12'9 x 8'8)

Ensuite

Bedroom Two

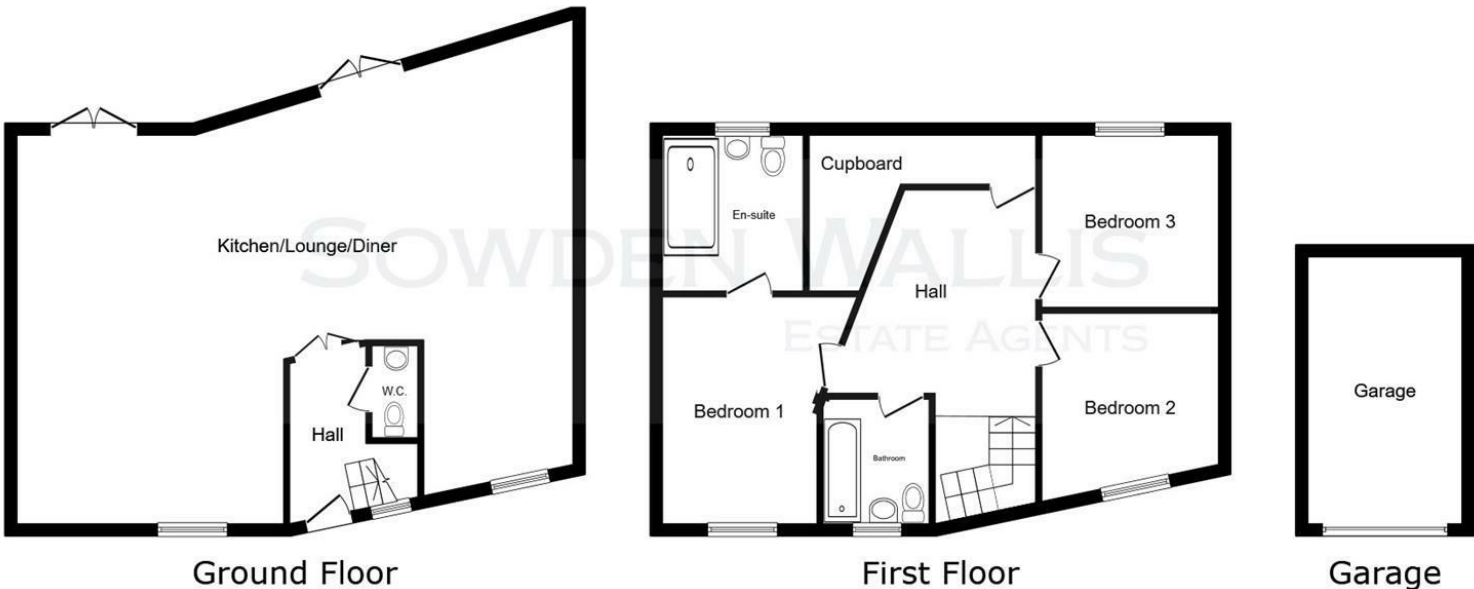
2.77m x 2.95m (9'1 x 9'8)

Bedroom Three

3.02m x 2.06m (9'11 x 6'9)

Bathroom

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io