

## 5 Salisbury Gardens, Bourne, PE10 0FU

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>93</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>81</b>	
EU Directive 2002/91/EC	

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

Positioned on the popular Elsea Park development, with good access to Bourne's town centre, is this modern three bedroom town house, presented in good condition throughout. The property benefits from an enclosed rear garden with gated side access, alongside parking for 2 cars.

In brief, the accommodation comprises; entrance hall, W/C, kitchen diner, lounge, two bedrooms and a bathroom on the first floor, with the main bedroom being accessed via an office space and benefiting from ensuite and two built in cupboards.

The property is currently undergoing some redecorating and will be available the week commencing the 25th November 2024.

**£1,150 PCM**

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.

- Modern town house
- Family bathroom and ensuite shower room
- Enclosed lawned rear garden
- EPC: B Council tax: C

- Three well proportioned
- Kitchen diner with integrated appliances
- Parking for two cars
- Deposit: £1326 Holding deposit: £265



**ACCOMMODATION:**

Entrance Hallway

W/C

**Kitchen Diner**  
2.40m x 4.95m (7'10" x 16'2")

**Lounge**  
3.60m x 3.64m (11'9" x 11'11")

First floor landing

**Bedroom**  
2.40m x 3.00m (7'10" x 9'10")

**Bathroom**

**Bedroom**  
2.93m x 4.57m (9'7" x 14'11")

Office/Snug

Stairs to second floor

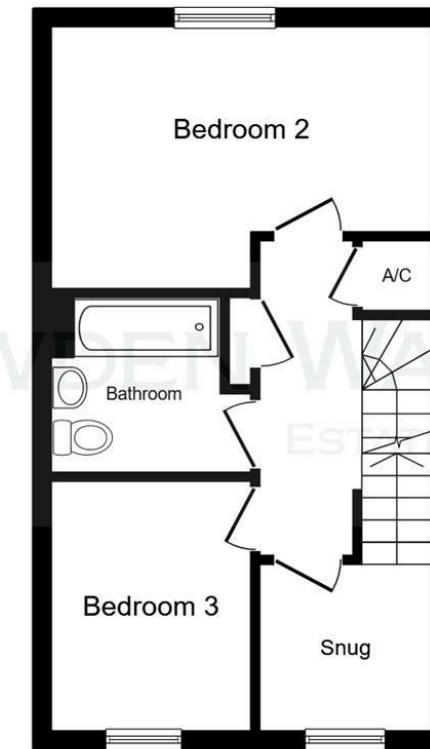
**Bedroom**  
3.43m x 6.26m (11'3" x 20'6")

Ensuite

**FLOOR PLAN:**



Ground Floor



First Floor



Second Floor

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