

## 23 Haydock Park Drive, Bourne, PE10 0WJ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		81	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			99
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

This semi-detached house, set on the outskirts of Bourne in the popular development of Elsea Park, offers modern open plan living downstairs. The entrance area has a large storage cupboard with space for washing machine, as well as a convenient downstairs W/C. The kitchen offers a stylish range of units with built in cooker, and a living area with patio doors onto the garden.

To the first floor are two very light and airy double bedrooms and a family bathroom with shower over the bath.

The property further benefits from a good sized rear garden laid to lawn with a small patio area and storage box, and a driveway providing off road parking for at least two cars.

**£215,000**

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 semi detached home
- Generous parking and garden
- Open plan kitchen/living area
- NO ONWARD CHAIN

- Popular Elsea Park development
- Two double bedrooms
- Bathroom and downstairs W/C
- EPC: B Council Tax: A



**ACCOMMODATION:**

Entrance Hallway

W/C

**Kitchen living area**

5.66m x 3.99m (18'6" x 13'1")

**First floor landing**

**Bedroom**

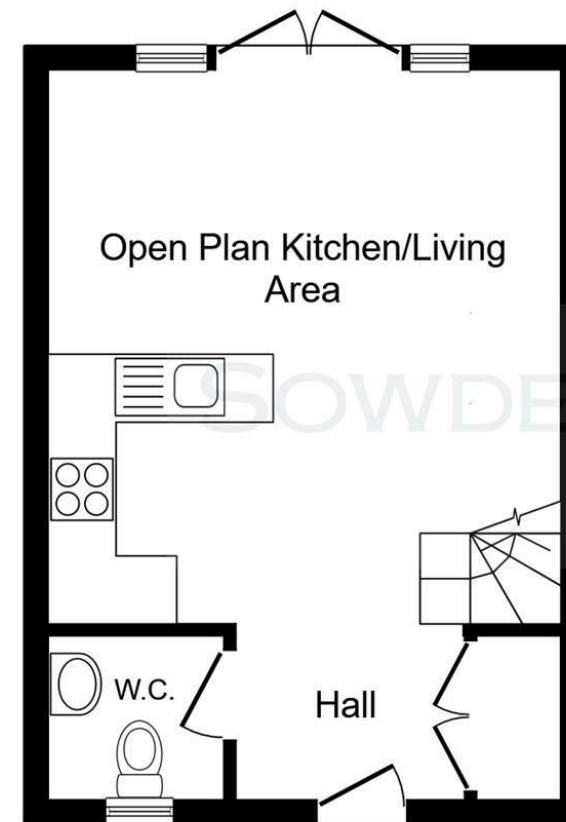
3.99m x 2.44m (13'1" x 8'0")

**Bathroom**

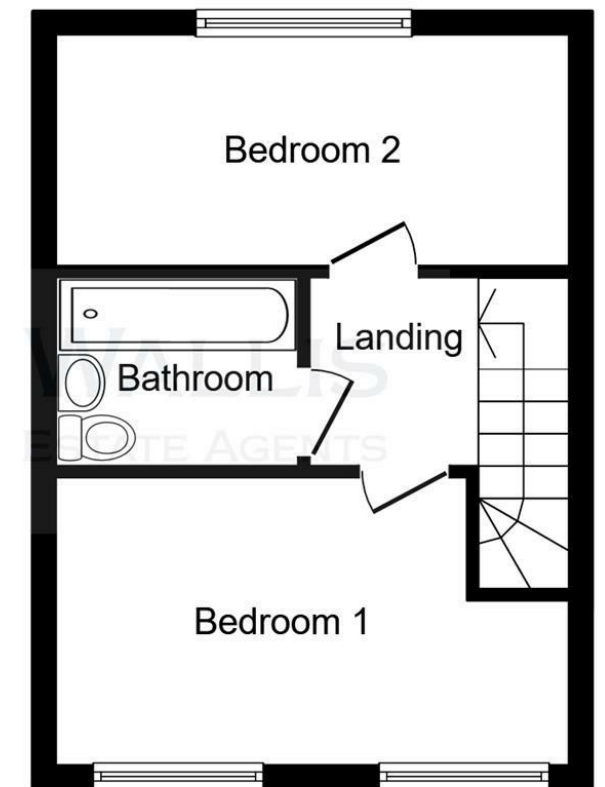
**Bedroom**

3.99m x 2.34m (maximum) (13'1" x 7'8" (maximum))

**FLOOR PLAN:**



Ground Floor



First 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