

17 Cheltenham Court, Bourne, PE10 0WE

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	92
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
78	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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

This well presented two double bedroom modern home comes with open views to the front and is set back from the road. There is a generous lounge, modern style kitchen, gas fired central heating and uPVC double glazed windows.

The accommodation comprises: - Entrance hall, cloakroom, lounge, kitchen, landing, two double bedrooms and a bathroom.

There is allocated parking and a low maintenance south facing garden to the rear.

Asking Price £186,000 Freehold

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 two bedroom home
- Generous lounge
- Downstairs w/c
- uPVC double glazing
- Council Tax Band - B

- Well presented
- Easy access to local schooling
- Gas fired central heating
- Allocated parking
- EPC - C



ACCOMMODATION:

Entrance Hall

Cloakroom

Lounge
4.5 x 4.16 (14'9" x 13'7")

Kitchen
3.25 x 2.13 (10'7" x 6'11")

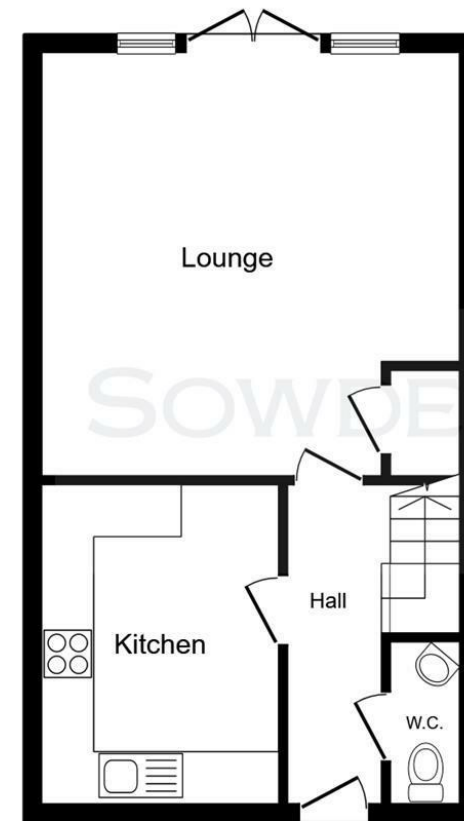
Landing

Main Bedroom
4.2 x 2.77 (13'9" x 9'1")

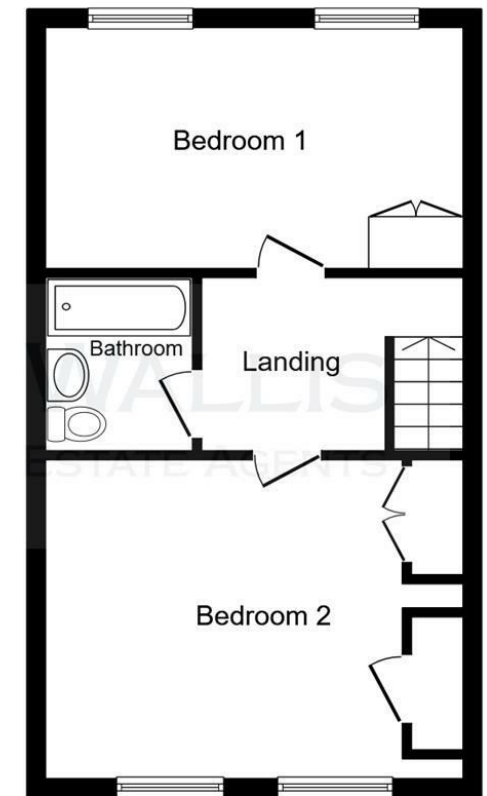
Bedroom Two
3.28 x 2.64 (10'9" x 8'7")

Bathroom

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