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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



10 Cowslip Crescent, Bourne, Lincolnshire PE10 0GE

£46,250 Freehold

- Semi Detached Bungalow
- Entrance Hallway
- Lounge/Diner
- Kitchen
- Two Bedrooms

A rare opportunity to purchase 25% of a shared equity semi detached bungalow. The accommodation includes, Lounge, kitchen, two bedrooms and a bathroom. Externally there is a fully enclosed rear garden and two allocated off road parking spaces. Viewing is highly recommended at the earliest opportunity.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



GROUND FLOOR

ACCOMMODATION

Part glazed front door to Entrance hallway: Radiator, telephone point, access to roof storage space, built in storage cupboard,

LOUNGE

12' 10" x 14' 4" (3.91m x 4.37m) TV point, telephone point, radiator, window to rear.

KITCHEN

7' 7" x 11' 7" (2.31m x 3.53m) Fitted wall mounted and floor standing light wood effect cupboards, complimentary fitted worktops and splash back tiling, inset stainless steel sink and drainer with mixer tap, four ring gas hob with extractor canopy over, electric oven, space and plumbing under work top for automatic washing machine, space for fridge and freezer, small breakfast bar, radiator, vinyl flooring part glazed door to rear.



BEDROOM 1

9' 4" x 11' 5" (2.84m x 3.48m) Built in wardrobes to one wall with mirrored fronts, radiator, window to front.

BEDROOM 2

10' 0" x 6' 8" (3.05m x 2.03m) Radiator, window to front.

BATHROOM

6' 7" x 5' 4" (2.01m x 1.63m) Panelled bath with mixer shower attachment, glass shower screen, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, vinyl flooring, extractor fan, radiator, electric shaver point.

EXTERNALLY

The front of the bungalow is open plan and benefits from a small lawn. There are two allocated off road parking space located to the right hand side of this semi detached bungalow.

The rear garden offers a good degree of privacy and is mostly laid to lawn. Included in the sale is a timber garden shed.

DIRECTIONS

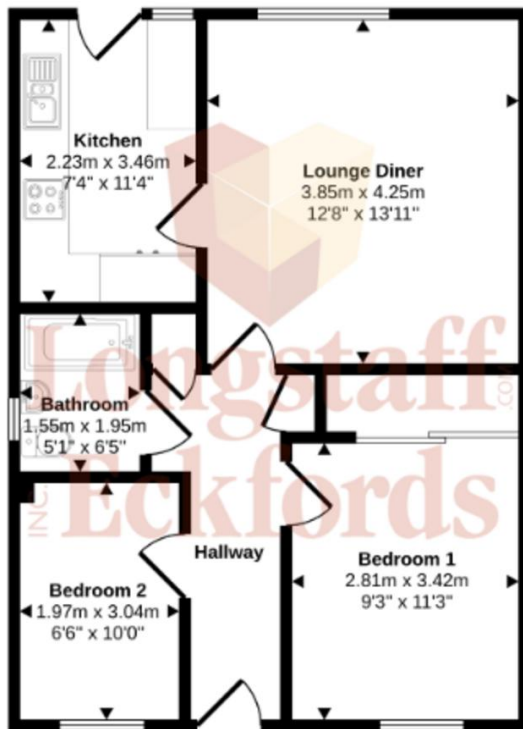
From Eckfords & Longstaff office turn right and proceed to the centre of Bourne. At the traffic lights proceed straight over into South Street and continue into South Road. At the edge of Bourne at the large roundabout take the fourth exit onto Elsea Park. At the end of Tilia Way turn left and the right into Campion Way. Turn right into Buttercup and then left into Cowslip Crescent. Number 10 is located on the right hand side.

AGENTS NOTE

This property is being sold under a shared equity scheme and the buyers will be buying a 25% share. The remaining 75% will be subject to a monthly rent of £460.06 per month. In addition to the share being marketed applicants can purchase additional shares in the property from the Association (Amplius) This would be based on affordability and evidence by the mortgage advisor in the completed Assessment Forms.

All applicants will be subject to an application and assessment process. Please ask for more details and information.

Approx Gross Internal Area
54 sq m / 582 sq ft



Floorplan

TENURE Freehold

SERVICES All mains

COUNCIL TAX BAND B

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: 18144

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

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