



Plot 1 Mays Wharf
Eastgate, Bourne, PE10 9JY
£265,000

Richardson

Plot 1 Mays Wharf

Eastgate, Bourne, PE10 9JY

Nearing completion a small site of only 11 town house properties built in a mews style of various designs within easy walking distance of town centre and with a wonderful outlook over the Bourne Eau. Built to a high specification the architect has created an attractive street sense with different roof levels and elevations with both dormer windows and roof lights to the front. This is mirrored on the rear elevations with some having Juliette balconies and picture windows with each having a paved patio area behind a glass balustrade to make the most of the river view. As any discerning purchaser would expect the specification is high with gas central heating and, depending on stage of build, a personnel choice in floor coverings, tiling and paint colours, all within an excellent SAP energy rating of 86b.

Number 1 is a one off design within the mews offering 3 bedrooms with the master suite to the top floor having a small balcony, ensuite shower room and walk in wardrobe. To the first floor is the third bedroom and the guest bedroom which has a Juliette balcony and a Jack & Jill 4 piece bathroom. To the ground floor an L shaped open plan kitchen/diner living room with French doors out to the patio area. The accommodation comprises of spacious reception hall with built in storage cupboard, cloakroom, L shaped kitchen dining/living room. To the first floor, bedroom with a 4 piece Jack & Jill bathroom and further bedroom. To the top floor is further storage cupboard and the master bedroom with small balcony, ensuite shower room and walk in wardrobe.

Reception hall

Cloakroom

Open plan kitchen living/dining room
overall 23'8" max x 18'8" max (overall
7.22m max x 5.7m max)

Kitchen area: 4.8m x 2.3m. Living/dining area:
5.65m max x 2.4m

First floor landing





Bedroom
14'10" x 14'6" (4.53m x 4.43m)

Bedroom
11'7" x 11'10" (3.55m x 3.61m)

Jack & Jill bathroom
10'5" max x 6'6" (3.2m max x 2m)

Second floor landing

Bedroom
18'6" max x 12'5" (5.64m max x 3.8m)



Walk in wardrobe
6'6" x 7'1" (2m x 2.17m)

Ensuite shower room
7'2" x 6'10" (2.2m x 2.1m)

External details
Paved patio area to the rear with glass balustrade overlooking Bourne Eau.

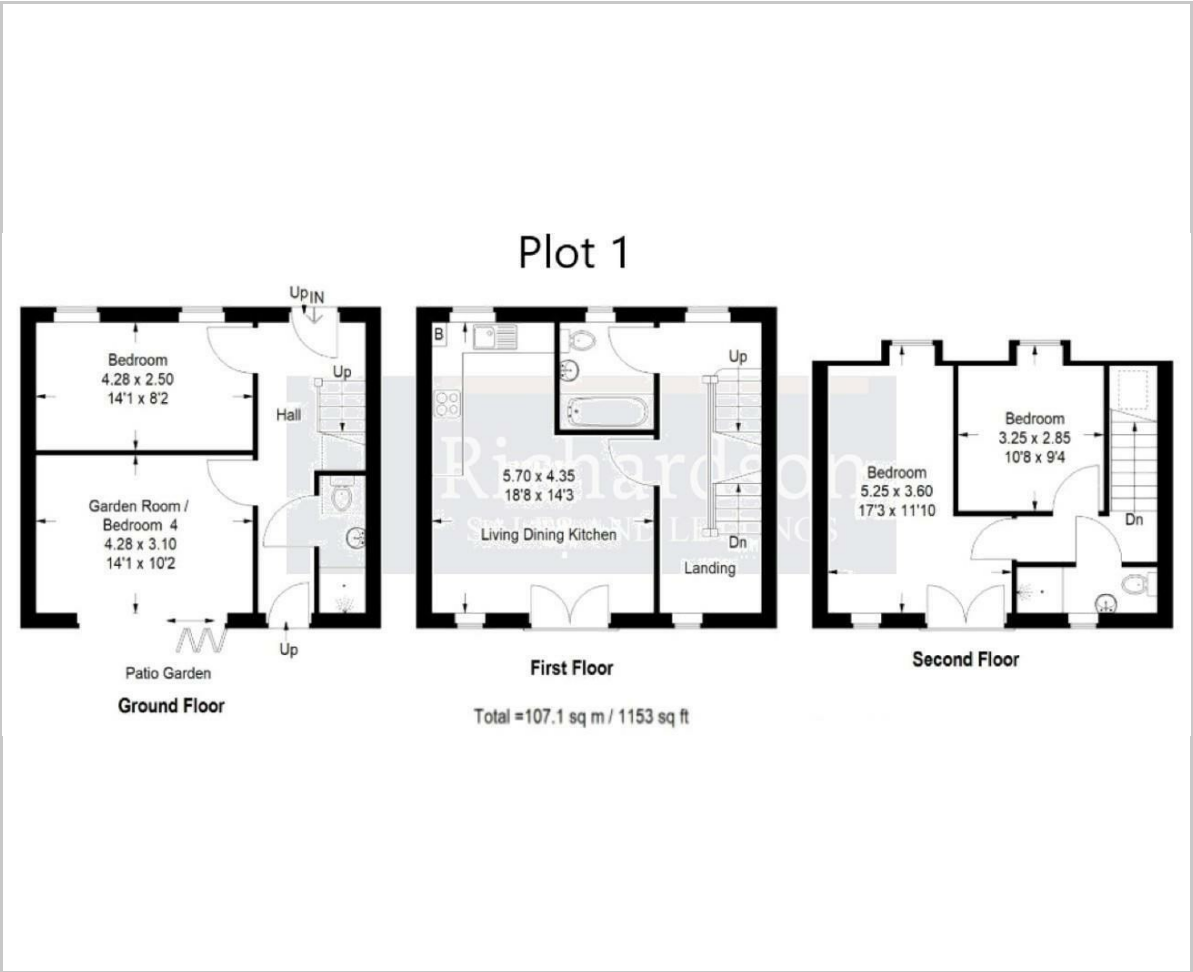
Council Tax
South Kesteven District Council Tax Band to be allocated as new build.

Agents Notes
The photos are of the show home, and may differ from the actual house design.

Viewing
By telephone appointment with Richardson
01780 762433 post@richardsonsurveyors.co.uk



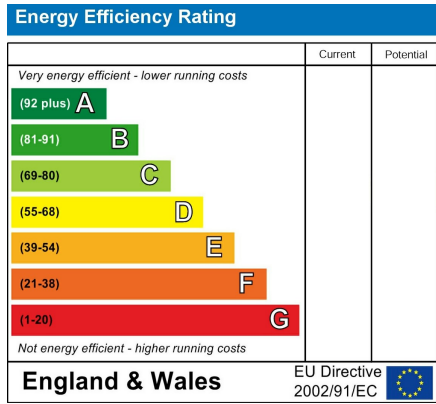
Floor Plan



Area Map



Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433