



## Coltsfoot Drive Bourne, PE10 0FA

Redecorated Throughout & Brand New Carpet to Living Room & Stairs - this extremely well presented 3 bedroom semi-detached, 2 storey house, with a single garage plus additional driveway parking as well as an enclosed rear courtyard garden is ideally located in the sought after Elsea Park area.

£950 PCM

# Coltsfoot Drive

Bourne, PE10 0FA



- Completely Redecorated 3 Bedoom House Semi Detached House
- Fitted Kitchen/Breakfast
- Fully Enclosed Rear Courtyard
- Brand New Carpet to Living Room & Stairs
- Downstairs Cloakroom
- Single Garage + Parking in Front
- Large Living/Dining Room
- 3 Good Bedrooms and a Family Bathroom
- Please refer to attached Key Facts for Tenants (KFT) for Material Information Disclosures

Entrance Hall

Kitchen

9'4 x 10'4 (2.84m x 3.15m)

Living/Dining Room

20'9 x 19'3 (6.32m x 5.87m)

Cloakroom

First Floor Landing

Bedroom 1

16'0 x 11'3 (max) (4.88m x 3.43m (max))

Bedroom 2

9'11 x 10'9 (3.02m x 3.28m)

Bedroom 3

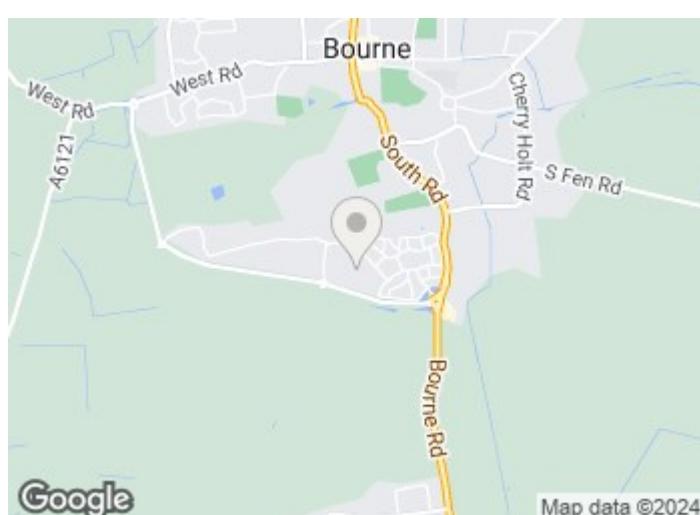
10'8 x 6'5 (3.25m x 1.96m)

Bathroom

6'10 x 6'6 (2.08m x 1.98m)

Single Garage + Driveway Parking

Enclosed Rear Courtyard

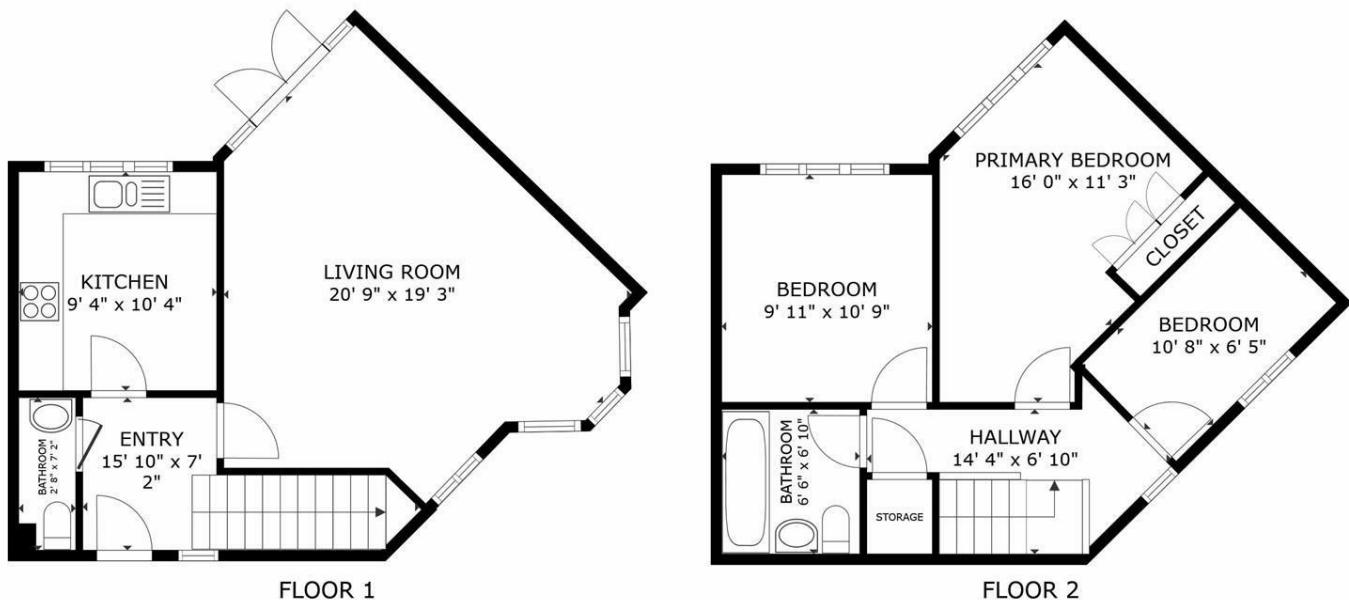


## Directions

Please use post code PE10 0FA for Sat-Nav assistance



## Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1 488 sq.ft. FLOOR 2 472 sq.ft.  
 TOTAL : 960 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88
(81-91)	B	75
(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	