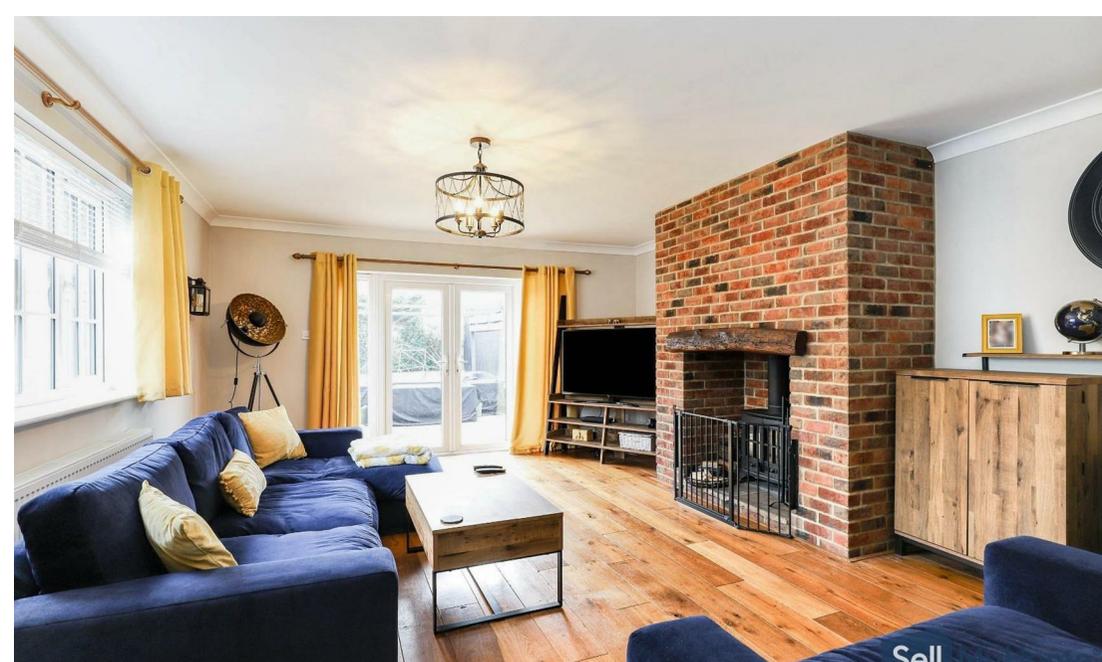




Hereward Street, Bourne, PE10

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 **Sell MyHome**<sup>TM</sup>  
.co.uk



- DETACHED FAMILY HOME
- WELL PRESENTED THROUGHOUT
- ADDITIONAL ANNEXE
- 4 BEDROOMS
- 3 BATHROOMS
- MODERNISED KITCHEN
- TOWN CENTRE LOCATION
- AMPLE OFF ROAD PARKING

SellMyHome are proud to present to market this fantastic, FOUR BEDROOM DETACHED home with additional STUDIO ANNEXE!

The property briefly comprises a welcoming hallway, generously sized living room, 'L' shaped kitchen/breakfast room, additional reception room, utility room, and downstairs W/C.

Rising to the first floor, FOUR well-proportioned bedrooms are located, three-piece family bathroom, two bedrooms provide an en-suite shower room, and the main bedroom offers a dressing area too. The property offers two staircases to the first floor, leading to the landing and directly into the main bedroom.

Situated in the town centre, this home is a rare find—offering incredible space, a generous garden, and fantastic income potential.

The additional ANNEXE has an individual entrance to the front and is currently a successful Airbnb business, which the new owner is able to carry on should they wish.

This provides an open-plan ground floor living with kitchen/living/bedroom area and shower room.

Outside, to the rear, there is a low-maintenance rear garden and ample parking for vehicles to the front.

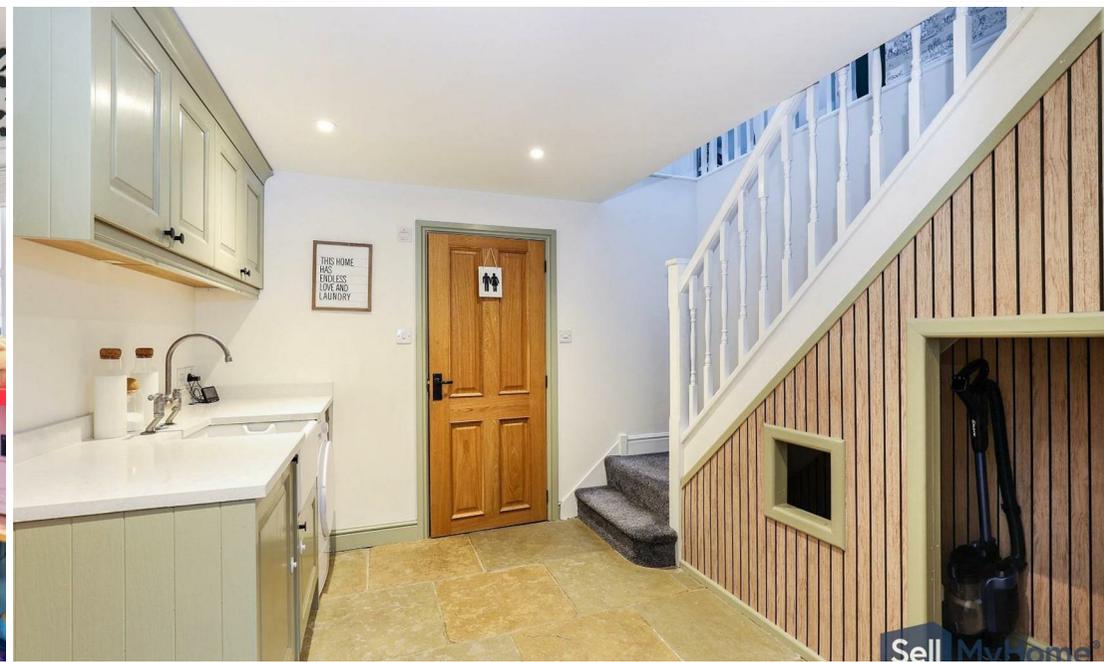
**THIS PROPERTY IS NOT TO BE MISSED!**

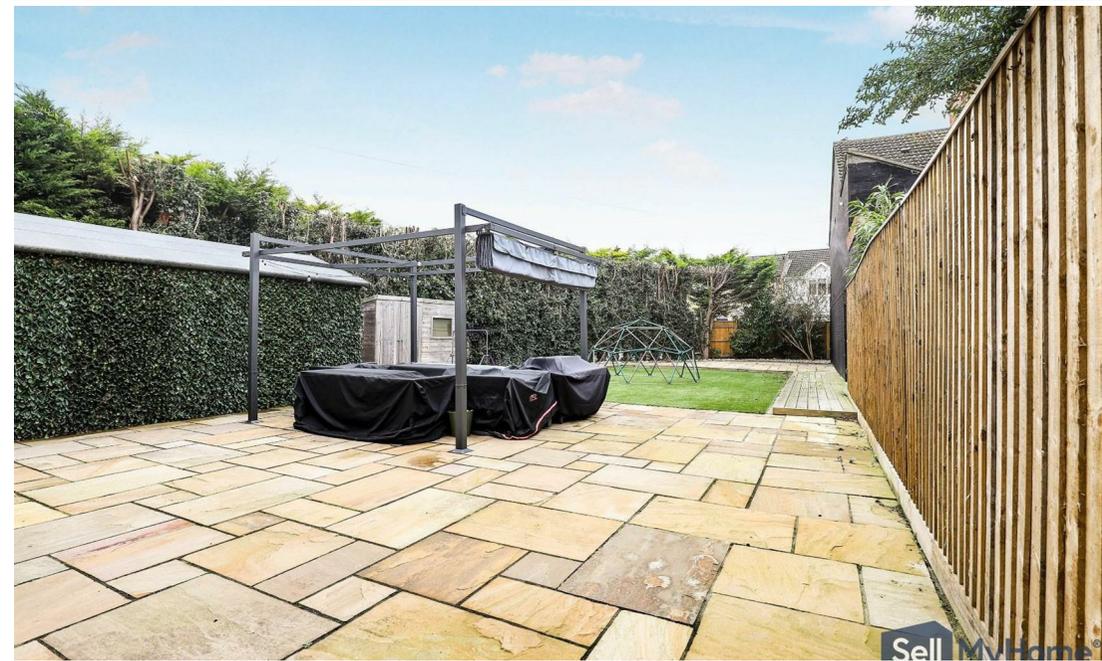
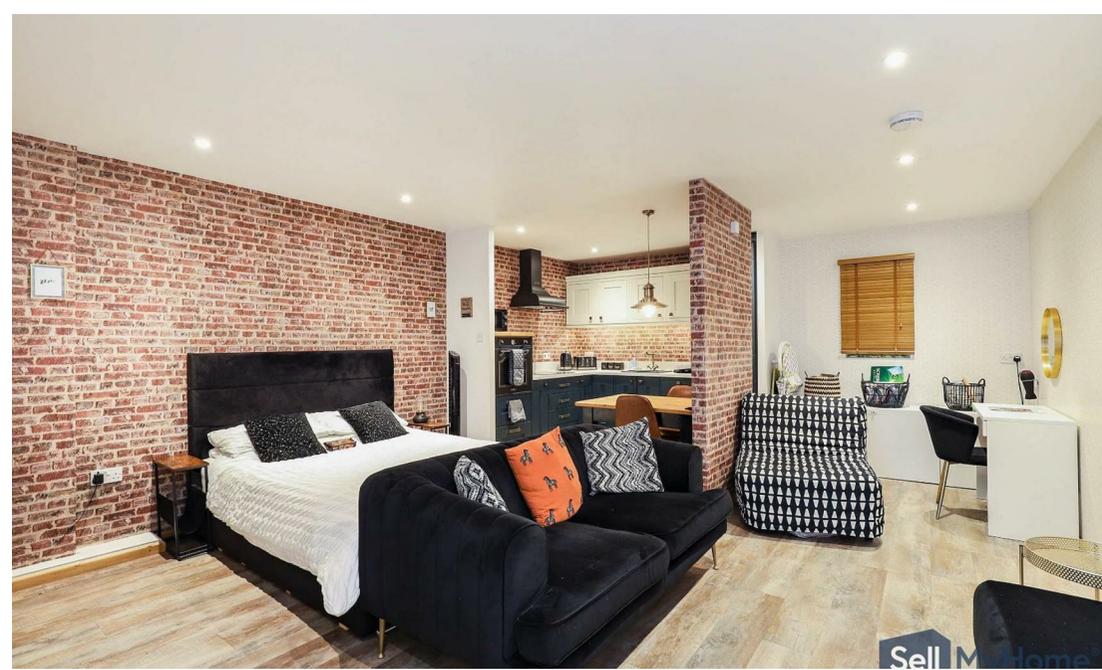
Contact SellMyHome to book your viewing appointment and avoid missing your next home!

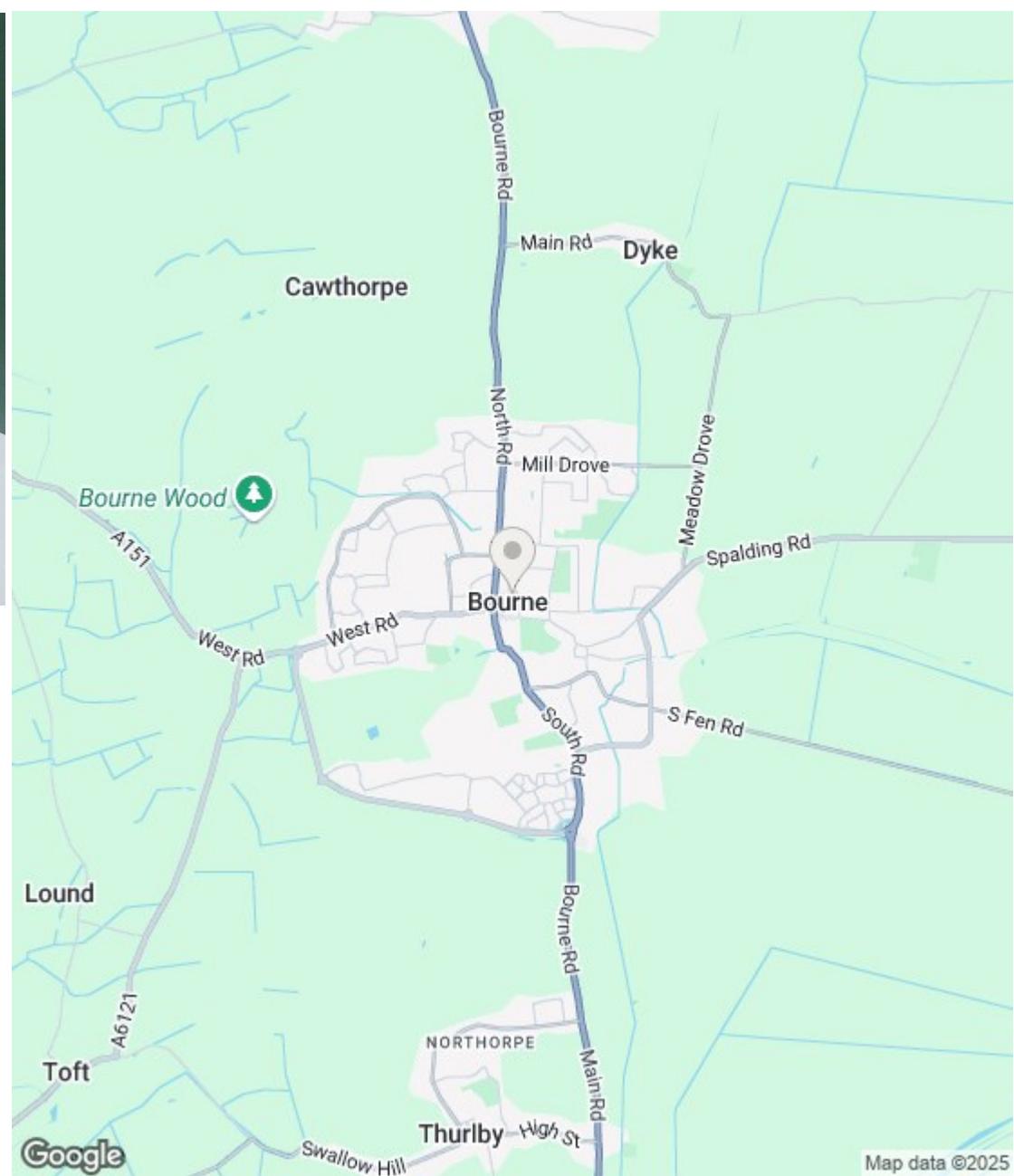
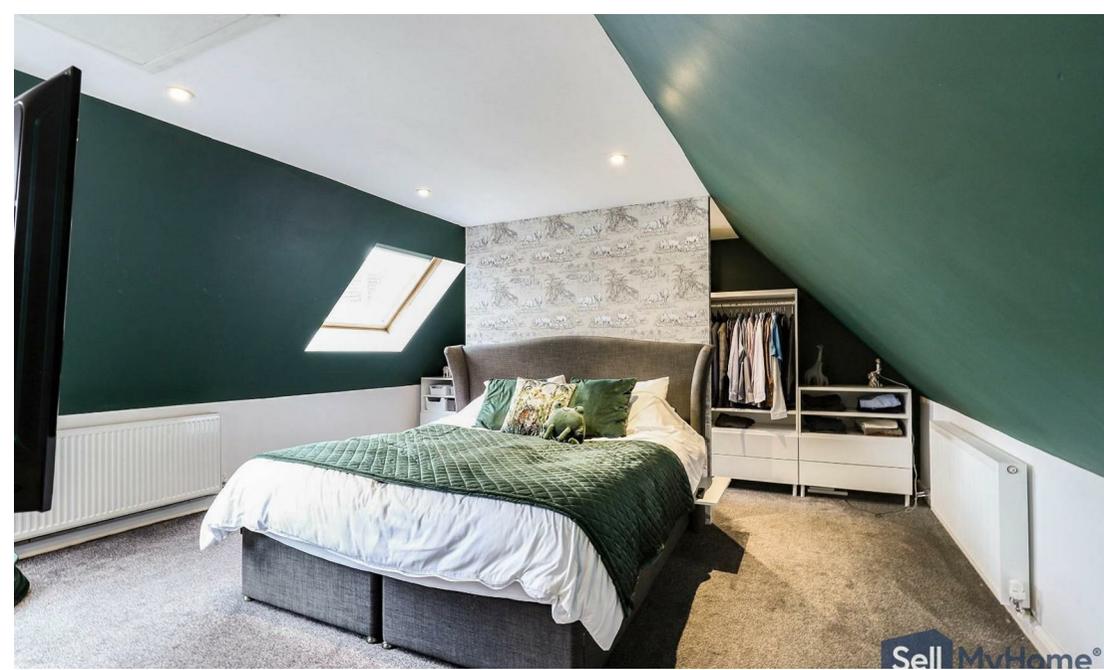
Tenure: Freehold



**Price: £595,000**







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Total floor area 217.4 m<sup>2</sup> (2,340 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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