



94 Beech Avenue, Bourne, PE10 9RB

 **NEWTON FALLOWELL**

 3  1  1

Key Features

- No Onward Chain
- Spacious Three Bedroom Detached Bungalow
- Ample Off Street Parking and Single Detached Garage
- Fully Enclosed Rear Garden
- South Facing Rear Garden
- Ideal Town Centre Location
- Council Tax Band - C
- EPC Rating C
- Freehold

£289,950





No Onward Chain

Situated within walking distance to Bourne Town centre is this stunning three bedroom detached bungalow, benefitting from three spacious bedrooms and great living accommodation space.

As you enter the property you are greeted with an entrance hall providing access to all of the three generous sized bedrooms, with the master offering large double glazed window, overlooking the front garden. The bathroom benefits from a three piece modern suite that benefits from a large walk in electric shower.

This property offers a spacious kitchen/dining room benefiting from a range of built in appliances. The bright lounge offers large patio doors leading to the rear garden.

Outside, ample off street parking is available by a gravel driveway and a single detached garage is situated at the back of the driveway. This bungalow offers a great amount of outside space, with a large south facing rear garden, which is mainly laid to lawn with a small patio section.





Lounge 4.36m x 4.77m (14'4" x 15'7")

Kitchen Diner 2.75m x 5.44m (9'0" x 17'10")

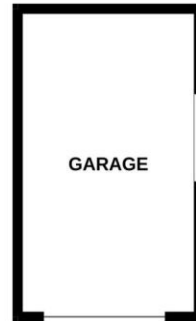
Master Bedroom 3.48m x 3.61m (11'5" x 11'10")

Bedroom Two 3.58m x 2.68m (11'8" x 8'10")

Bedroom Three 2.65m x 2.67m (8'8" x 8'10")

Bathroom 2.4m x 2.08m (7'11" x 6'10")





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.