



16 Abbey Road, Bourne, PE10 9EF

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Stunning Character Property
- Town Centre Location
- Three Bedroom Detached Property
- Private Gated Parking
- Fully Refurbished
- Open Plan Kitchen Diner
- Council Tax Band - C
- EPC Rating - TBC
- Freehold

£325,000





Situated in the heart of Bourne is this stunning three bedroom character property. Benefitting from three double bedrooms and excellent downstairs living accommodation.

As you enter the property you are greeted with a large entrance hall providing access to all of the downstairs reception rooms, a WC and a separate utility room. A modern, large lounge situated at the front of the property offers a great space to entertain friends and family. The downstairs space is completed via a stunning open plan kitchen diner leading into a cosy snug, benefitting from a wood burner.



The first floor offers three double bedrooms with the master benefitting from a large en-suite which has been converted into a wet room. The first floor is completed via a large three piece family bathroom.

This property offers gated off street parking via a large gravelled driveway and a low maintenance courtyard garden.



Lounge 4.81m x 4.09m (15'10" x 13'5")

Snug 3.29m x 4.54m (10'10" x 14'11")

Kitchen/Diner 3.78m x 3.13m (12'5" x 10'4")

Utility Room 1.75m x 1.67m (5'8" x 5'6")

WC 1.17m x 1.18m (3'10" x 3'11")

Master Bedroom 5.01m x 4.44m (16'5" x 14'7")

Bedroom Two 3.57m x 3.88m (11'8" x 12'8")

Bedroom Three 3.44m x 3.00m (11'4" x 9'10")

En-Suite 2.38m x 2.17m (7'10" x 7'1")

Family Bathroom 2.81m x 2.42m (9'2" x 7'11")

GROUND FLOOR

1ST 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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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.