



14 Hereward Street, Bourne, PE10 9EX

 **NEWTON FALLOWELL**



Key Features

- Ideal First Home or Investment Opportunity
- Two Double Bedrooms
- Spacious Rear Garden with Outbuilding
- Town Centre Location
- Open Fire situated within the Lounge
- Separate Utility Room
- Council Tax Band - A
- EPC Rating - TBC
- Freehold

£170,000





Situated in the heart of Bourne is this stunning two bedroom property which would make an perfect first home or investment property. Boasting two large double bedrooms and a great downstairs accommodation this is a must see property!

This property offers excellent downstairs living accommodation including a spacious lounge benefitting from an open fire. In addition the property benefits from a large open plan kitchen dining room with a separate utility room which provides access to the rear garden.



The first floor offers two large double bedrooms with the master bedroom offering a large storage cupboard. The first floor is completed by a modern four piece family bathroom.

This property offers a fully enclosed rear garden which is mainly laid to lawn. A brick built outbuilding is situated at the end of the garden.



Lounge 3.70m x 3.69m (12'1" x 12'1")

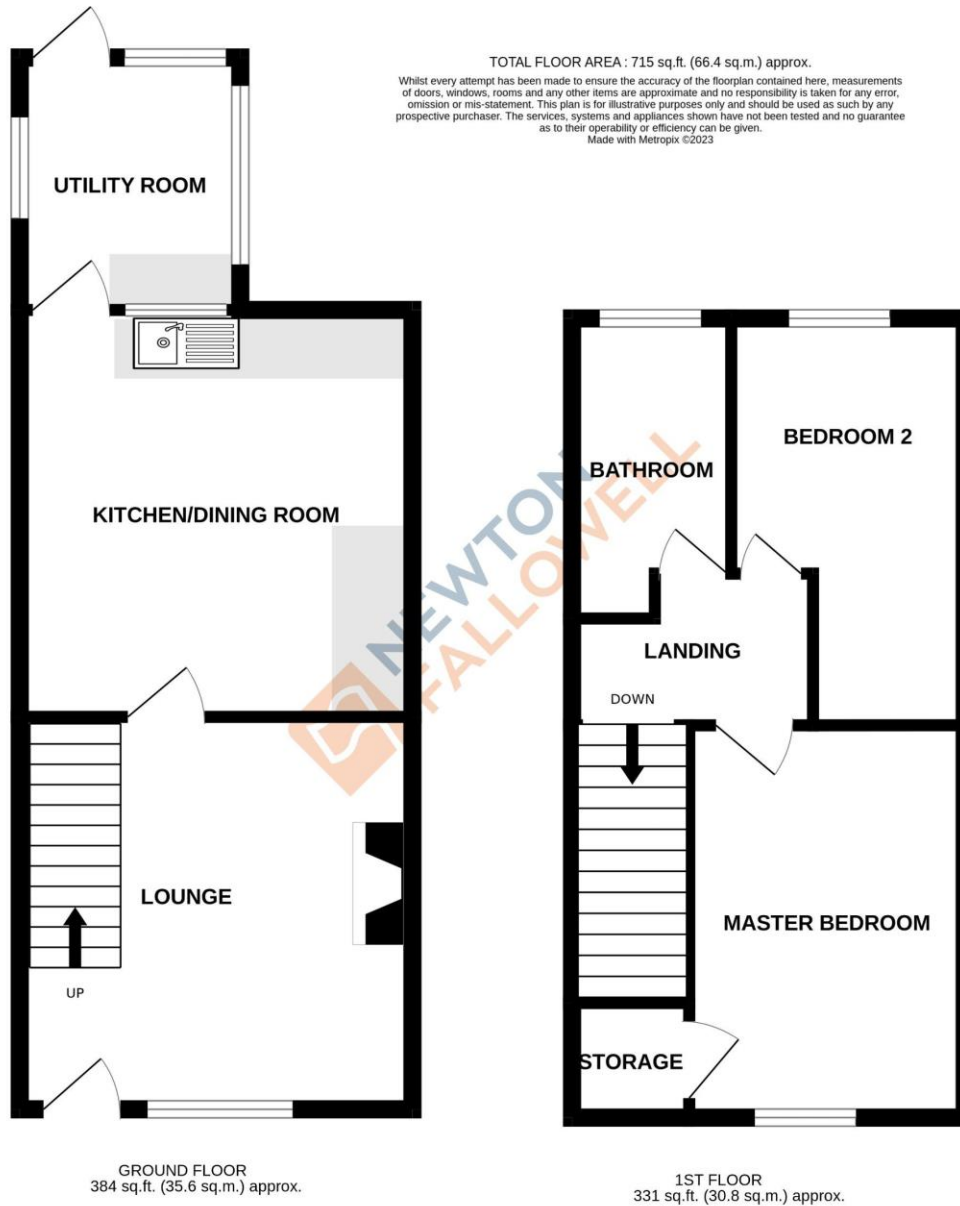
Kitchen Dining Room 3.99m x 3.69m (13'1" x 12'1")

Utility Room 2.00m x 2.51m (6'7" x 8'2")

Bedroom One 4.34m x 2.99m (14'2" x 9'10")

Bedroom Two 3.38m x 2.68m (11'1" x 8'10")

Family Bathroom 3.02m x 1.89m (9'11" x 6'2")



COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: A

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.