



Beryl Mews Recreation Road, Bourne, PE10 9GD

 **NEWTON FALLOWELL**



 3  1  1

## Key Features

- AVAILABLE NOW
- CLOSE TO TOWN CENTRE
- THREE BEDROOMS
- KITCHEN DINER
- GENEROUS LIVING ROOM
- SINGLE GARAGE & OFF ROAD
- ENCLOSED REAR GARDEN
- EPC Rating C

£865 PCM



Situated in the heart of Bourne sits this well presented three bedroom house. The property boasts an impressive kitchen diner, generous living room, downstairs WC, three good-sized bedrooms, modern three-piece family bathroom, and an en-suite to the master.

Outside to the rear is an enclosed, private garden. The property also comes with off-road parking for two vehicles located at the back behind the garden.

Entrance Hall 0.00m x 0.00m (0'0" x 0'0")

Downstairs WC 2.24m x 0.89m (7'4" x 2'11")

Living Room 4.83m x 4.37m (15'10" x 14'4")

Kitchen / Diner 5.38m x 4.83m (17'8" x 15'10")

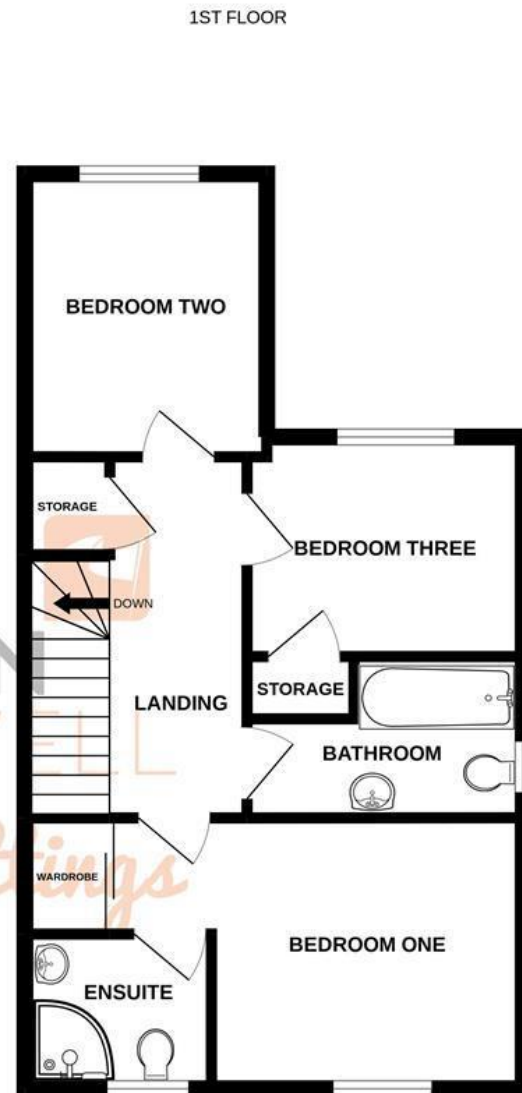
Bedroom One 3.63m x 3.10m (11'11" x 10'2")

Ensuite 1.98m x 1.63m (6'6" x 5'4")

Bedroom Two 3.07m x 2.59m (10'1" x 8'6")

Bedroom Three 2.74m x 2.13m (9'0" x 7'0")

Bathroom 2.62m x 1.73m (8'7" x 5'8")



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	71	
(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	

**COUNCIL TAX INFORMATION:**

Local Authority:  
Council Tax Band: B

**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.