



Cheltenham Court, Bourne, PE10 0WE

 **NEWTON FALLOWELL**



Key Features

- AVAILABLE IMMEDIATELY
- NIL DEPOSIT OPTION AVAILBLE
- Three Bedrooms
- Principle Bedroom with En-Suite
- Spacious Kitchen/Diner & Separate Living Room
- Single Garage & Driveway
- Front & Rear Gardens
- EPC Rating C

£995 PCM





*** AVAILABLE IMMEDIATELY WITH NIL DEPOSIT OPTION
*** An immaculately presented, modern end of terrace house, situated within the highly regarded Elsea Park. Downstairs offers a spacious kitchen/diner room with patio doors to rear garden, Bay front living room not overlooked and downstairs WC. Upstairs is the master bedroom with en-suite shower room and fitted wardrobes, two further bedrooms and the family bathroom. Outside to the front, the property benefits from off road parking and a single garage. To the rear is an enclosed garden, mainly laid to lawn. Call Newton Fallowell today on 01778 422567 for further information.

Entrance Hall

Entered via a partly glazed front door. Radiator and door to Living Room and WC.

WC

Fitted with a white two-piece suite comprising of a low-level WC and wash hand basin. Radiator and extractor fan.

Living Room 4.59m x 3.73m (15'1" x 12'3")

With a front facing Upvc bay window not overlooked, radiator, TV point and telephone point.

Kitchen/Diner 4.72m x 3.30m (15'6" x 10'10")

Fitted with a modern range of wall and base units with worktop over and tiled splashbacks. Inset stainless steel sink with drainer, four ring gas hob with extractor fan over and electric oven. Two under counter spaces for appliances, and a space for a fridge/freezer. Rear facing Upvc window and double doors to the rear garden. Radiator and wall mounted combi boiler behind a wall unit.

First Floor Landing

With doors to all first-floor rooms, radiator and loft hatch.





Principal Bedroom 3.27m x 3.22m (10'9" x 10'7")

A double bedroom with a rear facing Upvc window, built in wardrobes, TV point and radiator. Door to:

En-Suite Shower Room 2.10m x 1.37m (6'11" x 4'6")

Fitted with a modern three-piece suite comprising of a low-level WC, wash hand basin and double shower unit. Side facing Upvc window, heated towel rail and extractor fan.

Bedroom Two 3.88m x 2.46m (12'9" x 8'1")

A double bedroom with a front facing Upvc window, radiator and TV point.

Bedroom Three 2.26m x 2.18m (7'5" x 7'2")

With a front facing Upvc window, radiator and TV point.

Family Bathroom 2.26m x 1.80m (7'5" x 5'11")

Fitted with a modern three-piece suite comprising of a low-level WC, wash hand basin and panelled bath with shower over. Partly tiled walls, side facing Upvc window and heated towel rail.

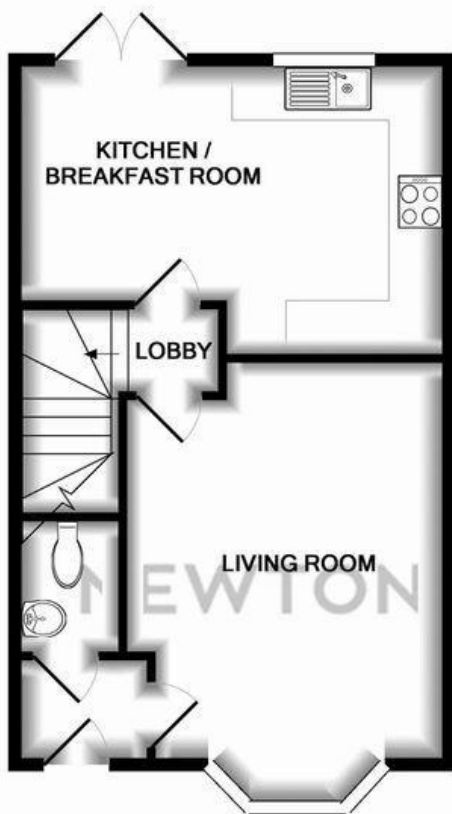
Single Garage 5.26m x 2.67m (17'4" x 8'10")

With a single up and over door. Power and light connected.

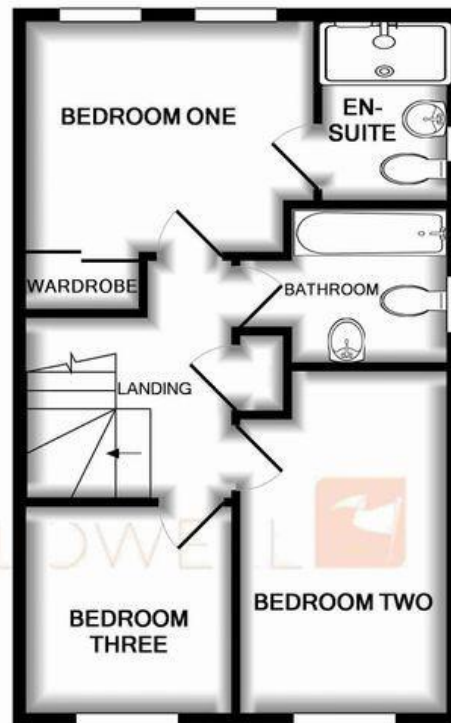
Outside

The front of the property has a paved walkway leading to the front door with low level shrubs to either side. There is a driveway providing off road parking and leads to the single garage. The rear garden is fully enclosed by timber fencing and is mainly laid to lawn with a selection of low-level shrubs to the borders. There is a paved patio leading from the house.





GROUND FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.5 SQ.M.)

CHELTENHAM COURT, BOURNE PE10 0WE
TOTAL APPROX. FLOOR AREA 837 SQ.FT. (77.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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: 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.

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