



Elsa Park, Bourne

 **NEWTON FALLOWELL**



3



2



2

## Key Features

- NO ONWARD CHAIN
- Situated Down a Private Cul De Sac
- Extended Semi-detached Town House
- Ample Off-Road Parking and Garage
- Low Maintenance South Facing Garden
- Viewing Highly Recommended
- Council Tax Band - C
- EPC Rating C
- Freehold

£230,000





**\*NO ONWARD CHAIN\*** Situated down a private cul de sac is this stunning three-bedroom semi-detached town house offering an abundance of space over three floors. Benefitting from ample off-road parking and a single garage, this is a must view property.

As you enter the property you are greeted with a large entrance hall providing access to the downstairs reception rooms. The first door on the right leads into the Kitchen/Breakfast room offering a range of integrated appliances. The rear of the property is a large Lounge/Diner offering a built-in storage cupboard. The downstairs is completed with an additional conservatory.

The first-floor comprises of two double bedrooms, built in storage and a modern family bathroom. The second floor offers a large main bedroom which has a stunning dormer window. This second floor also offers fitted wardrobes and a large three-piece en-suite bathroom.

Outside, the property offers a low maintenance rear garden which benefits from being south facing. This property also has ample off-road parking and a single garage which has electric.

Lounge/Diner 4.58m x 4.74m (15'0" x 15'7")

Kitchen/Breakfast Room 2.53m x 3.43m (8'4" x 11'4")

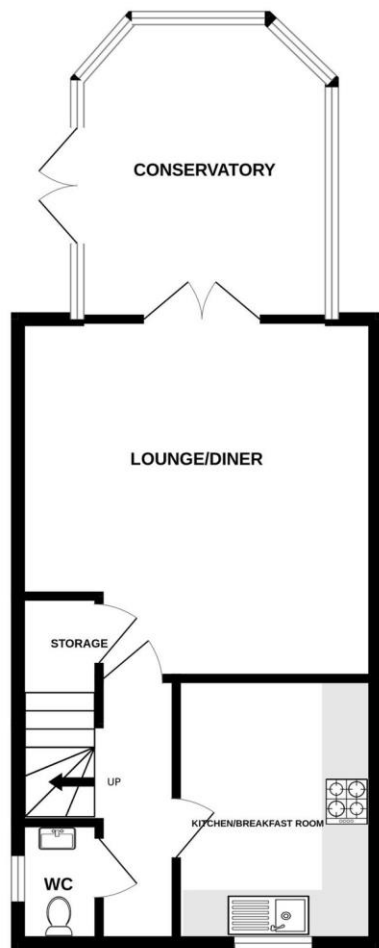
Conservatory 3.32m x 3.91m (10'11" x 12'10")

Bedroom One 3.51m x 3.85m (11'6" x 12'7")

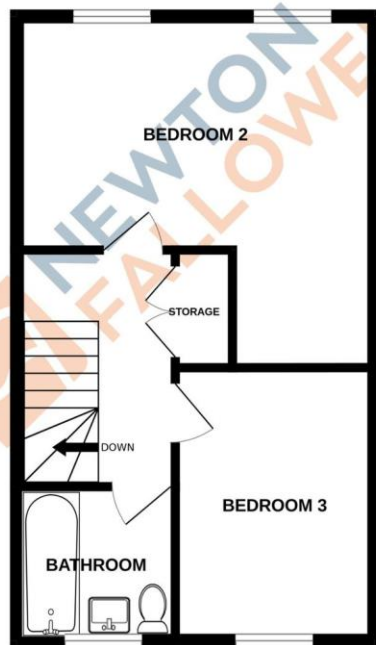
Bedroom Two 4.58m x 4.65m (15'0" x 15'4")

Bedroom Three 2.43m x 3.52m (8'0" x 11'6")

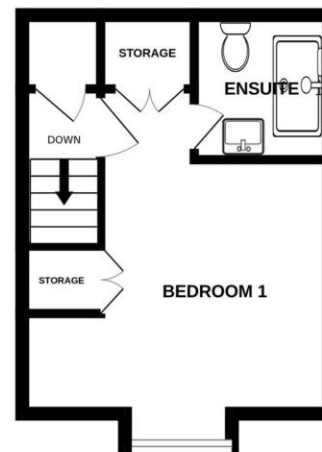




GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR  
227 sq.ft. (21.1 sq.m.) approx.

TOTAL FLOOR AREA : 1164 sq.ft. (108.2 sq.m.) approx.

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.

Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.