



Charles Close, Bourne

 **NEWTON FALLOWELL**

2 2 1

Key Features

- NO ONWARD CHAIN
- Stunning Communal Grounds
- Downstairs Shower Room and En-Suite Bathroom
- Over 55's Accommodation
- Dedicated Parking
- Weekly Social Events
- Council Tax Band - B
- EPC Rating C
- Leasehold

£200,000





NO ONWARD CHAIN Welcome to this delightful and well-presented chalet bungalow exclusively for the over 55s, conveniently located at the heart of the charming Bourne town. This desirable property offers excellent space, with the added benefit of social weekly events.

Upon entering through the secure entrance, you will be greeted by a warm and inviting entrance hall, which features a useful double storage cupboard. To one side of the hall, the modern downstairs shower room. The door to the left offers access to the kitchen, which is fully equipped with a wide range of units that cater to all your culinary needs. To the rear you will find a large lounge offering access via French doors to the outside communal gardens.

The first floor offers ample storage, a large double bedrooms and a stylish modern three piece en-suite bathroom.

In addition to the beautifully landscaped communal gardens, the grounds also provides access to a well-maintained communal courtyard, which features lovely flower and shrub beds and borders. Residents also enjoy access to a separate communal off-road parking. Don't miss this fantastic opportunity to enjoy a serene and peaceful lifestyle in a sought-after location!

Kitchen 3.12m x 2.67m (10'2" x 8'10")

Lounge 5.00m x 3.07m (16'5" x 10'1")

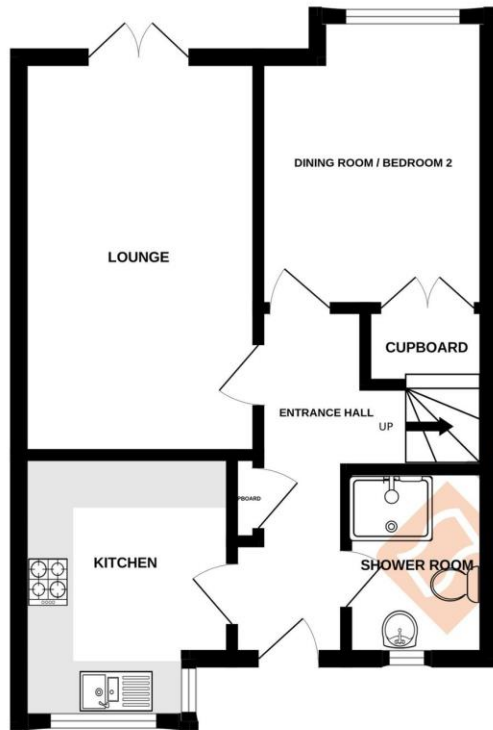
Bedroom Two / Dining Room 2.84m x 3.64m (9'4" x 11'11")

Downstairs Shower Room 0.00m x 0.00m (0'0" x 0'0")

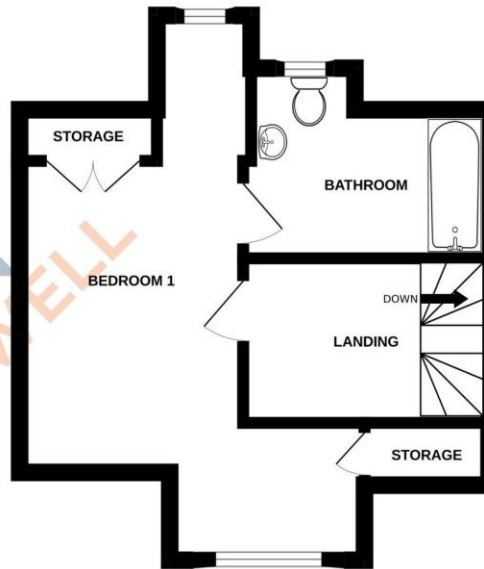
Bedroom One 4.75m x 5.61m (15'7" x 18'5")

En-Suite 2.81m x 2.45m (9'2" x 8'0")

GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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.
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.