



32B West Street, Bourne, PE10 9NE

 **NEWTON FALLOWELL**



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## Key Features

- NO ONWARD CHAIN
- Three well balanced bedrooms
- Detached bungalow
- Town centre location
- Modern throughout
- Open plan living
- Private rear garden
- EPC Rating E
- Freehold

£200,000





**\*\*NO ONWARD CHAIN\*\*** Fully renovated three bedroom detached bungalow tucked away in the town centre of Bourne. This lovely bungalow boasts an open plan living, modern kitchen, three piece bathroom, three well balanced bedrooms and a private rear garden.

On entering the bungalow, you are greeted by a light and airy living room with ample space and is open plan with the kitchen featuring an array of modern units. A hallway to the rear offers great flow by connecting the three well proportioned double bedrooms, the three piece bathroom and access to the rear garden.

Outside to the front an inset footpath leads to an internal passageway which opens through to a further slate footpath leading to the front door of this charming bungalow. The rear garden is fully enclosed and private featuring a patio seating area, lawn, gravel section with shed and raised borders.







Kitchen/Dining /Family Room 6.49m x 3.65m  
(21'4" x 12'0")

Bedroom One 3.88m x 2.65m (12'8" x 8'8")

Bedroom Two 3.75m x 2.71m (12'4" x 8'11")

Bedroom Three 3.58m x 2.68m (11'8" x 8'10")

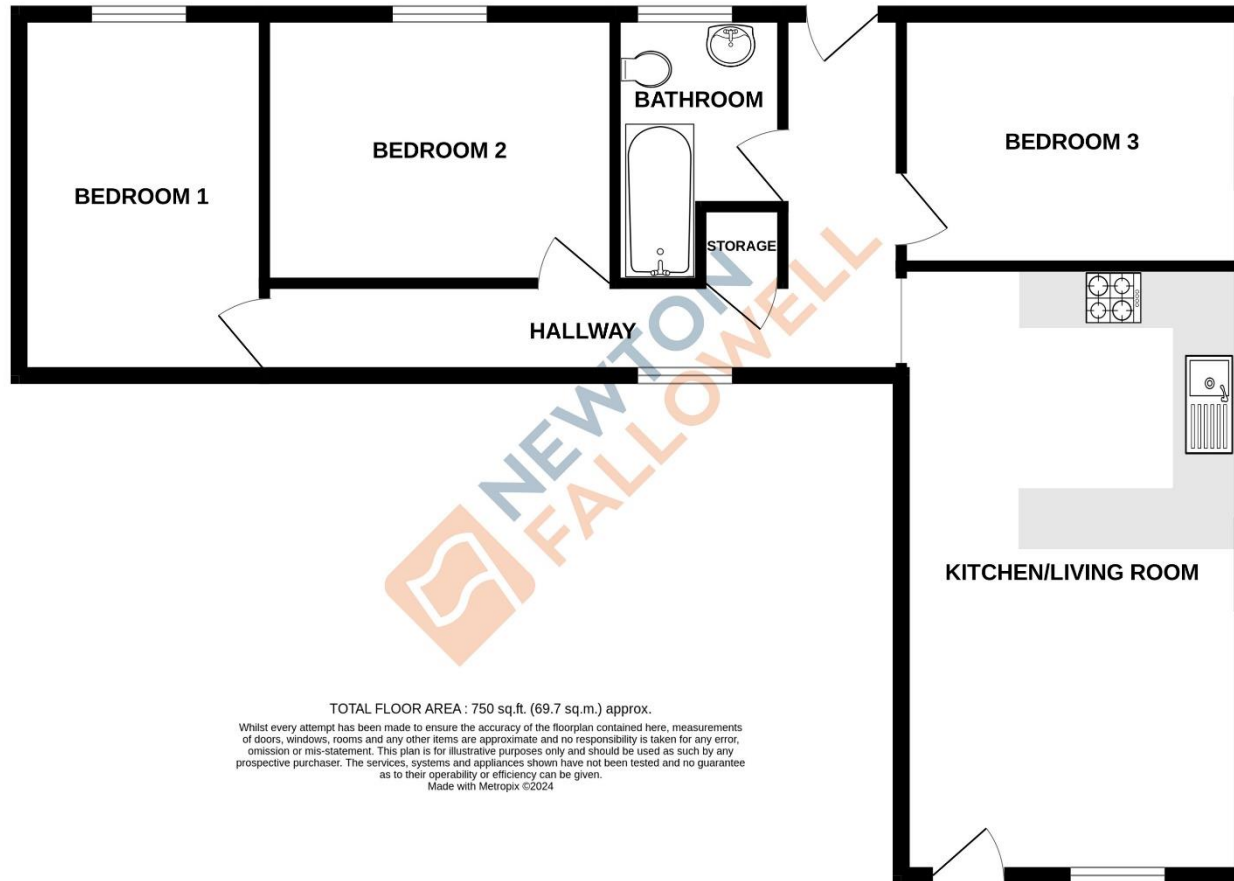
Bathroom 2.87m x 1.75m (9'5" x 5'8")

**Agent Note :**

The passage connecting the path to the property is owned by the neighbouring property. There is a right of way to use the pathway to access 32b but no right for other use such as storage. In connection with the right of way, the vendor would be liable to covering a 1/3 of the cost of any potential repairs to the passage.



GROUND FLOOR  
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 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		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

**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.

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