



**Hereward Street,**  
Bourne, Lincolnshire, PE10 9EX



**Hereward Street,  
Bourne, Lincolnshire, PE10 9EX  
£675 PCM**

\*\*\* AVAILABLE WITH NIL DEPOSIT OPTION \*\*\*

This well presented TWO BEDROOM property in a fantastic town centre location.

The accommodation comprises; living room, fitted kitchen/diner with door leading to the rear garden. Upstairs the property offers two bedrooms and a modern family bathroom with shower over bath.

Outside to the rear, is an enclosed garden mainly laid to lawn with patio area and shed. The property also benefits from TWO allocated parking spaces located in the car park adjacent.

Call Newton Fallowell today for more information or to arrange your viewing!



### Entrance Hall

With stairs to first floor landing and door to living room.

### Living Room

Spacious living room with window to the front and door through to kitchen.

### Kitchen Diner

Modern fitted kitchen with a range of base and eye level units, integrated hob & oven, space for two appliances, and room for dining/breakfast table.

### Bathroom

Modern three piece suite to include: low level flush WC, wash hand basin & bath with shower over.

### Bedroom One

Double bedroom to the front of the property.

### Bedroom Two

Bedroom to the rear of the property.

### Outside

To the rear is a low maintenance garden with shed and two car parking spaces located in the car park adjacent.



**COUNCIL TAX INFORMATION:**

Local Authority: skdc  
Council Tax Band: A

**AGENTS NOTE – DRAFT PARTICULARS:**

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 £200, 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 £300 if you use their services.

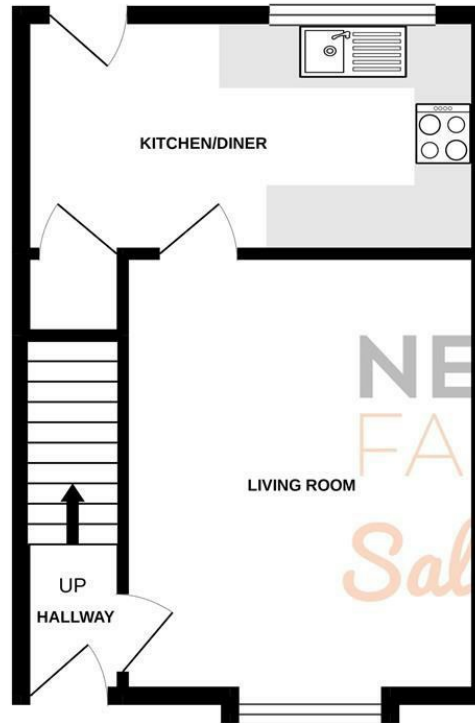


t: 01778422567

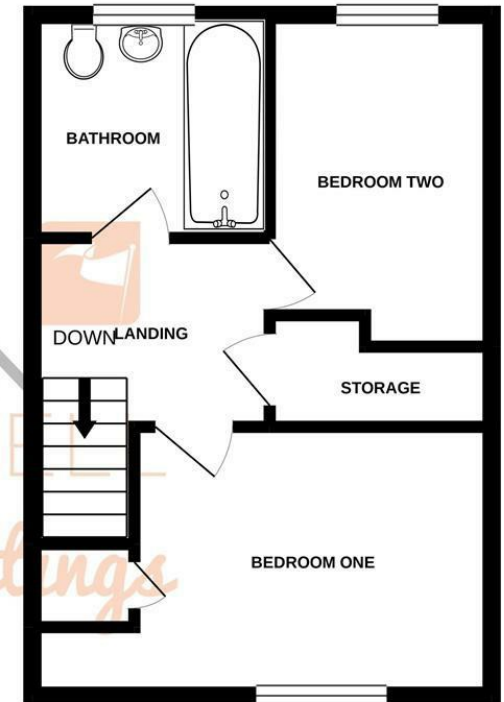
e: bourne@newtonfallowell.co.uk

www.newtonfallowell.co.uk

GROUND FLOOR



1ST FLOOR



NEWTON  
FALLOWELL  
Sales & Lettings

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 ©2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		70	
(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	