



The Pollards,
Bourne, PE10 0FR

NEWTONFALLOWELL 

**The Pollards,
Bourne, PE10 0FR
£895 PCM**

**** AVAILABLE IMMEDIATELY WITH NIL DEPOSIT OPTION ****

Situated on the sought-after development of Elsea Park sits this generous three-bedroom town house. The property boasts a spacious lounge diner, fitted kitchen with integrated fridge freezer, downstairs WC, three DOUBLE bedrooms, family bathroom, and an en-suite to the main bedroom.

Outside the rear of the property is a low-maintenance garden. Gated access to the rear leads to the single garage and parking space in front.

Call Newton Fallowell today to arrange your viewing!



Entrance Hall

3'03 x 11'09 (0.99m x 3.58m)

WC

3'01 x 6'00 (0.94m x 1.83m)

Kitchen

10'11 x 6'05 (3.33m x 1.96m)

Lounge/Diner

15'09 x 13'04 (4.80m x 4.06m)

Bathroom

6'09 x 6'01 (2.06m x 1.85m)

Bedroom Two

13'05 x 11'05 (4.09m x 3.48m)

Bedroom Three

13'05 x 6'02 (4.09m x 1.88m)

Bedroom One

12'06 x 13'05 (3.81m x 4.09m)

En-Suite

8'3 x 5'8 (2.51m x 1.73m)



COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: C

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.

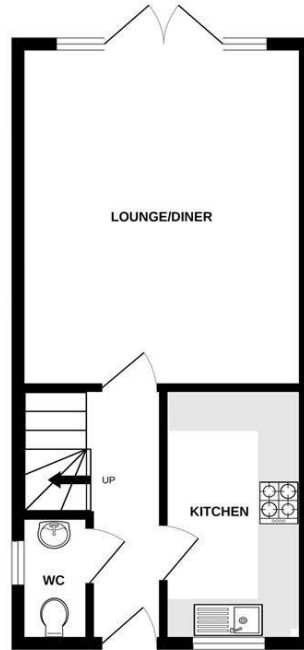
ANTI-MONEY LAUNDERING REGULATIONS:

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.

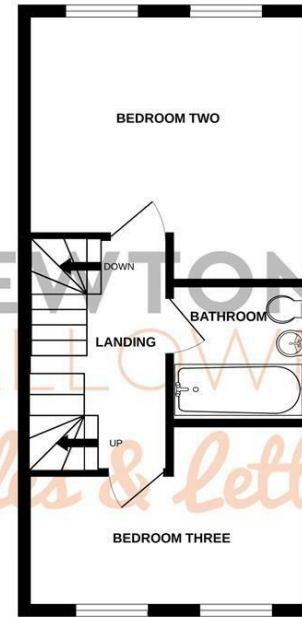
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



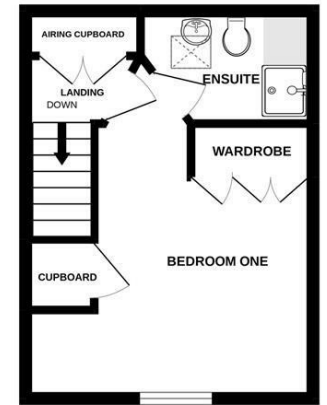
GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



2ND FLOOR
233 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | 77 | |
| (69-80) C | | | |
| (54-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



t: 01778422567
e: bourne@newtonfallowell.co.uk
www.newtonfallowell.co.uk