



Tarragon Way, Bourne

 **NEWTON FALLOWELL**



4 2 2

## Key Features

- Stunning Town House
- Prime Location within Walking Distance to Local Schools
- 3/4 Bedrooms over Three Floors
- Single Garage and Off Road Parking
- Spacious Rear Garden
- VIEWING ADVISED
- Council Tax Band - D
- EPC Rating C
- Freehold

£250,000





Situated down a tranquil road within the centre of Bourne sits this spacious four bedroom town house, enjoying an abundance of accommodation. The property boasts an open kitchen diner, generous L-shape living room, stunning balcony, utility room, family bathroom, three spacious bedrooms. The property also benefits from a private rear garden, off street parking and a single internal garage.

On entering the property, you are greeted by an airy entrance hall containing a useful storage cupboard for coats and shoes. The first door on your right shows you into a spacious single garage. To the rear, a useful reception room is found, perfect for a home office, alongside a utility room which contains plumbing for a washing machine and access onto the back garden. To the first floor, the first door on your right shows you into an open kitchen diner, boasting ample worktop space and unit storage. Opposite the landing, an impressive living room is found, which enjoys french doors leading you out onto a stunning balcony. To the second floor, the landing space separates three well-balanced bedrooms and a three-piece family bathroom. The master bedroom further benefits from an en-suite shower room and fitted wardrobes.

Outside the rear of the property there is an enclosed lawned garden with patio seating area and gated pedestrian access. The property also offers an integral single garage and off road parking. The property is also situated just walking distance to local amenities, schools and open green spaces.

Kitchen Breakfast Room 2.84m x 4.90m (9'4" x 16'1")

Lounge/Diner 5.99m x 4.90m (19'8" x 16'1")

Sun Room/Bedroom Four 2.74m x 2.87m (9'0" x 9'5")

Utility Room 1.75m x 2.01m (5'8" x 6'7")

Single Garage 2.72m x 5.74m (8'11" x 18'10")

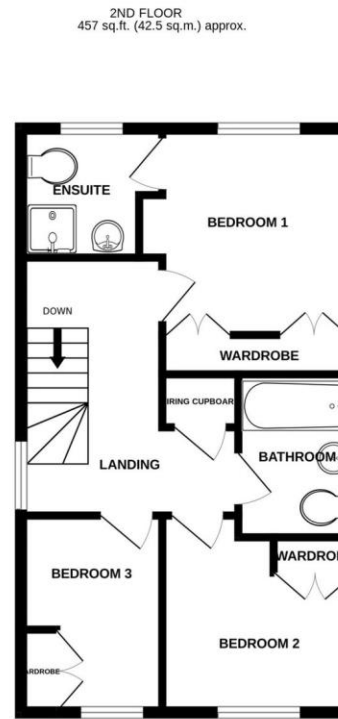
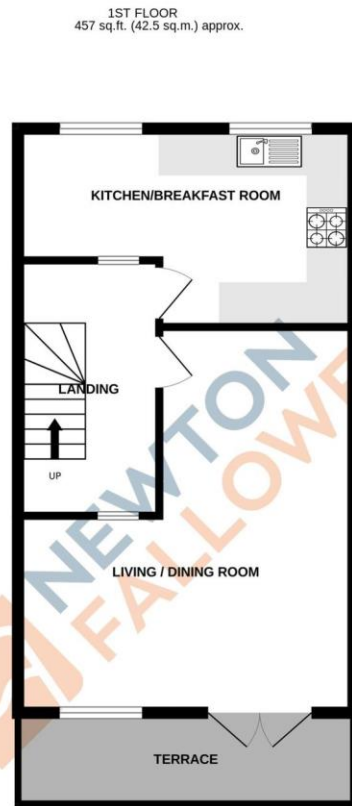
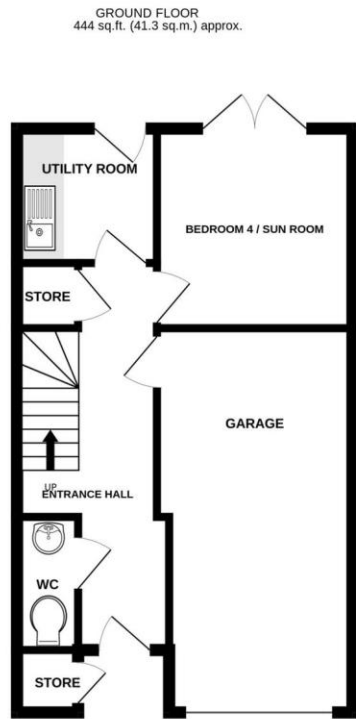
Bedroom One 3.25m x 2.84m (10'8" x 9'4")

Bedroom Two 2.69m x 3.56m (8'10" x 11'8")

Bedroom Three 2.03m x 3.58m (6'8" x 11'8")

Family Bathroom 1.68m x 2.08m (5'6" x 6'10")





TOTAL FLOOR AREA : 1359 sq.ft. (126.2 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority:  
 Council Tax Band: D

**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.