



33 Tilia Way, Bourne, PE10 0QR

 **NEWTON FALLOWELL**

 2  1  1

Key Features

- Ideal First Home or Investment Property
- Dedicated Parking Space and Garage
- Ground Floor Flat
- Open Plan Living Accomadation
- Two Double Bedrooms
- Council Tax Band - A
- EPC Rating C
- Leasehold

£130,000





Viewing Advised This immaculately presented two bedroom ground floor flat which benefits from open plan living, allocated parking and a single garage.

As you enter the property, the entrance hall gives you access to all of the accommodation. The first door on your right takes you into the light and airy open plan living/dining/kitchen. The kitchen benefits from ample storage and built in appliances. Heading back through the home the three piece bathroom can be found. Both bedrooms are doubles with bedroom one also benefitting from built in wardrobes.

Outside the home, there is allocated parking and a single garage with the property.

Open Plan Kitchen Diner/ Living Room 4.6m x 6.4m (15'1" x 21'0")

Family Bathroom 1.8m x 1.8m (5'11" x 5'11")

Bedroom One 2.1m x 3.4m (6'11" x 11'2")

Bedroom Two 1.8m x 2.4m (5'11" x 7'11")



Agent Note

Leasehold

Lease Term Remaining - 113 years

Ground rent and service charge is approximately - £1700 pa



GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



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TOTAL FLOOR AREA: 633 sq.ft. (58.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.