



Alexandra Terrace, Bourne

 **NEWTON FALLOWELL**

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## Key Features

- Stunning Two Bedroom Bungalow
- Finished to a High Standard
- Substantial Plot
- Recently Modernised Through Out
- Town Centre Location
- Council Tax Band - A
- EPC Rating D
- Freehold

£175,000





**\*VIEWING ADVISED\*** Situated in the heart of Bourne is this deceptively spacious two bedroom bungalow finished to a high standard throughout, offering large outside space.

As you enter the property you are greeted with a recently modernised kitchen offering a range of appliances. The front of the property offers a substantial living area currently being used as a lounge/diner. This property offers two generous sized bedrooms. The property is completed with a three piece modern family bathroom benefitting from a walk in shower.

This property offers ample outside space with both large front and rear gardens which have been landscaped and additional seating areas have been added via the current owners. Parking is found just next to the property on street.



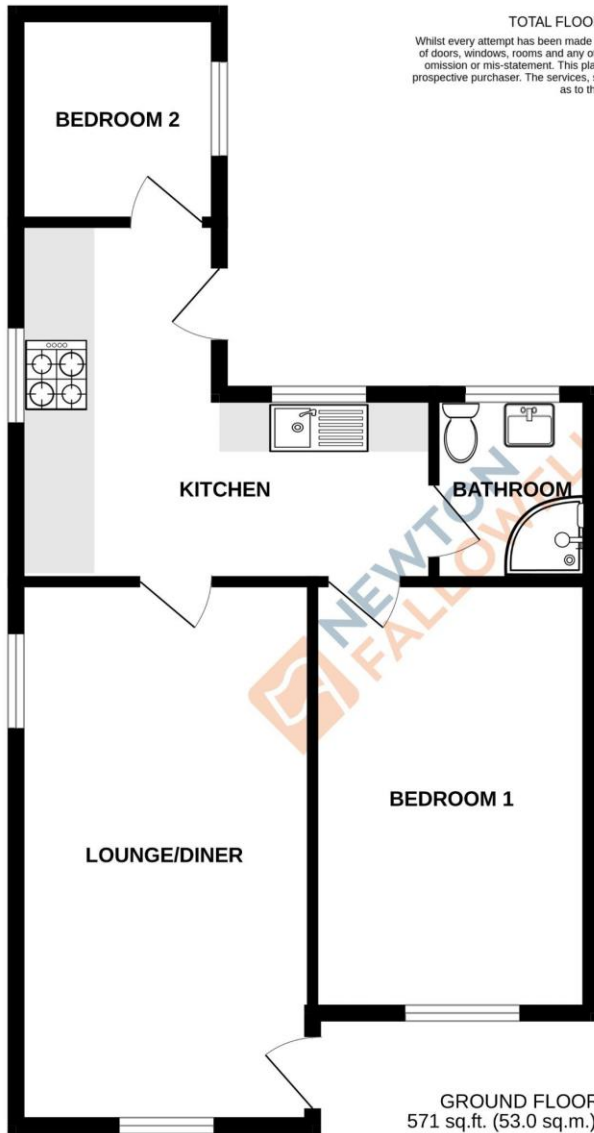
Lounge/Diner 5.33m x 3.17m (17'6" x 10'5")

Kitchen 4.60m x 2.95m (15'1" x 9'8")

Bedroom One 4.09m x 2.95m (13'5" x 9'8")

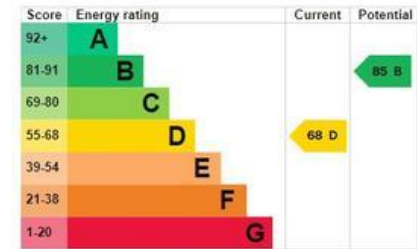
Bedroom Two 2.29m x 2.18m (7'6" x 7'2")

Bathroom 0.00m x 0.00m (0'0" x 0'0")



TOTAL FLOOR AREA : 571 sq.ft. (53.0 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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GROUND FLOOR  
 571 sq.ft. (53.0 sq.m.) approx.



**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.