



Spa Chase, Bourne

 **NEWTON FALLOWELL**

3 2 1

Key Features

- NO ONWARD CHAIN
- Ideal First Home or Investment Property
- Highly Sought After Location
- Ample Off Road Parking
- Modern Kitchen with Intergrated Appliances
- Substantial Rear Plot
- Council Tax Band - B
- EPC Rating B
- Freehold

£230,000





No Onward Chain Newton Fallowell are delighted to offer this immaculately presented three bedroom end of terrace. Offering ample living accommodation, three double bedrooms and its own private driveway this would make an ideal first home or investment property.

As you enter the property you are greeted with a porch way leading to the first floor and downstairs reception room. The first door leads into the spacious living room. offering a large front aspect window overlooking the front garden. Going through the property, a large storage cupboard plus a WC. The rear offers a stunning, open plan kitchen diner, with a range of high quality appliances including, double oven, induction hob and fridge freezer.

The first floor offers three double bedrooms with the main bedroom offering fitted wardrobes, and a modern three piece shower room. The first floor is completed with a large three piece family bathroom with a shower situated over the bath.

The front of the property is ample off road parking via a private driveway, plus a large front garden mainly laid to lawn. Coming to the rear garden, there is a patio seating area, side access, shed and a large lawn.



Entrance Hall 1.87m x 1.76m (6'1" x 5'10")

Lounge 4.27m x 3.69m (14'0" x 12'1")

Kitchen Diner 4.78m x 2.87m (15'8" x 9'5")

Downstairs WC 1.84m x 1.04m (6'0" x 3'5")

Bedroom One 2.81m x 2.95m (9'2" x 9'8")

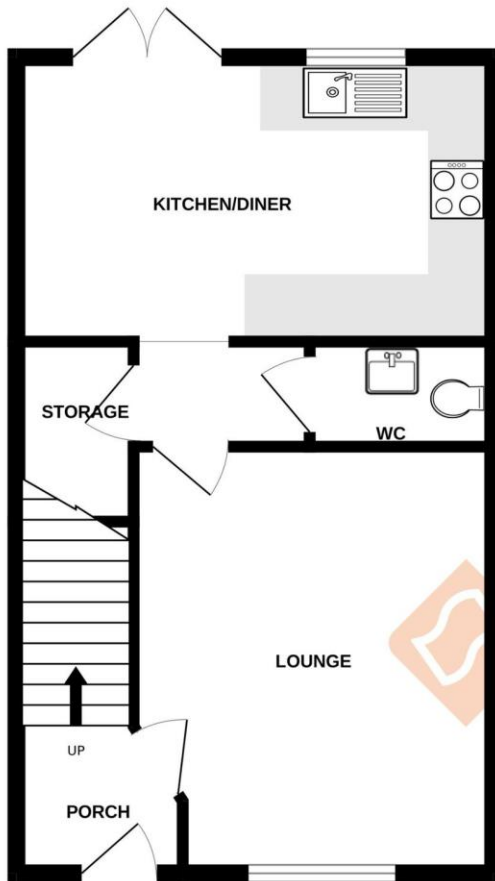
En-Suite 1.65m x 1.95m (5'5" x 6'5")

Bedroom Two 3.29m x 2.62m (10'10" x 8'7")

Bedroom Three 3.51m x 2.01m (11'6" x 6'7")

Family Bathroom 2.02m x 1.69m (6'7" x 5'6")

GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 856 sq.ft. (79.6 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		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: B

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.