



Cheltenham Court, Bourne

 **NEWTON FALLOWELL**



Key Features

- NO ONWARD CHAIN
- Ideal First Home or Investment Property
- Overlooking an Open Green
- Prime Cul De Sac Location
- South Facing Rear Garden
- Dedicated Parking
- Council Tax Band - B
- EPC Rating C
- Freehold

£189,950





NO ONWARD CHAIN Newton Fallowell are delighted to offer this two bedroom end of terrace overlooking an open green. Offering excellent downstairs accommodation, two large double bedrooms and a south facing garden this is a must see property!

As you enter the property you are greeted with a large entrance hall offering access to the downstairs reception rooms. The first door leads into a useful downstairs WC. Going through the property it leads into a spacious kitchen area offering a range of high quality wall and floor units, ample work top space. The ground floor is completed with a large open lounge diner area offering ample space and French doors leading outside.

The first floor offers two large double bedrooms both offering fitted wardrobes and dual aspect windows. The first floor is completed with a modern three piece family bathroom.

Outside to the front an inset footpath leads to the front door accompanied by a low maintenance front garden. To the side of the property is dedicated parking. The rear garden benefits from a south facing aspect, mainly laid to lawn with a patio seating area.



Entrance Hall 1.06m x 3.25m (3'6" x 10'8")

Kitchen 2.02m x 2.98m (6'7" x 9'10")

Lounge / Diner 4.13m x 4.56m (13'6" x 15'0")

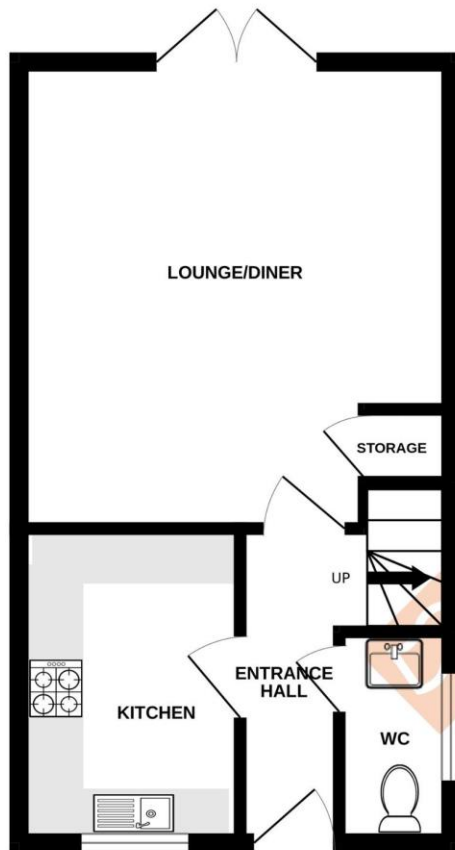
Downstairs WC 0.85m x 1.49m (2'10" x 4'11")

Bedroom One 4.13m x 2.80m (13'6" x 9'2")

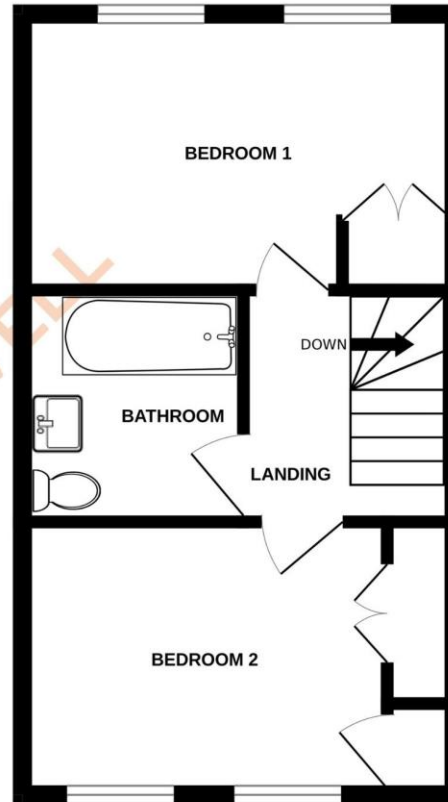
Bedroom Two 3.21m x 2.59m (10'6" x 8'6")

Bathroom 1.69m x 1.98m (5'6" x 6'6")

GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.

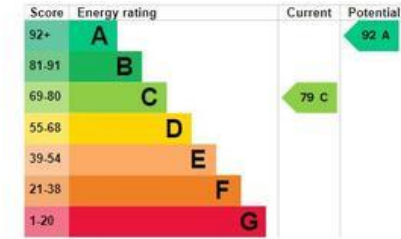


1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 639 sq.ft. (59.4 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.
Made with Metropix ©2024



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.