



Hereward Street, Bourne

 **NEWTON FALLOWELL**



Key Features

- NO ONWARD CHAIN
- Town Centre Location
- Dedicated Parking
- Ideal First Home or Investment Property
- Two Double Bedrooms
- Substantial Rear Garden
- Council Tax Band - A
- EPC Rating D
- Freehold

£179,950





NO ONWARD CHAIN Situated in the centre of Bourne is this stunning two bedroom semi detached property, making an excellent first home or investment property. This property offers ample downstairs living space, two double bedrooms a substantial rear garden and the added benefit of dedicated off road parking.

As you enter the property a porch way leads into the downstairs reception rooms and the first floor. The door to the right leads into the open lounge which offers a feature fireplace. Going through to the rear of the property there is a spacious kitchen diner overlooking the rear garden, this space also offers great storage under the stairs. The first floor, offers two large double bedrooms and a modern three piece bathroom.

The property is access via an inset footpath. Coming to the rear garden which is mainly laid to lawn with separate patio seating areas. Finally, this property boasts a dedicated parking space.

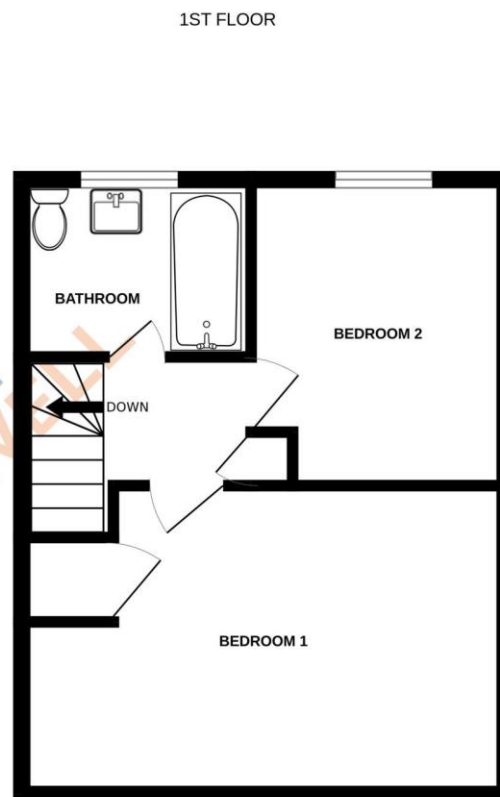
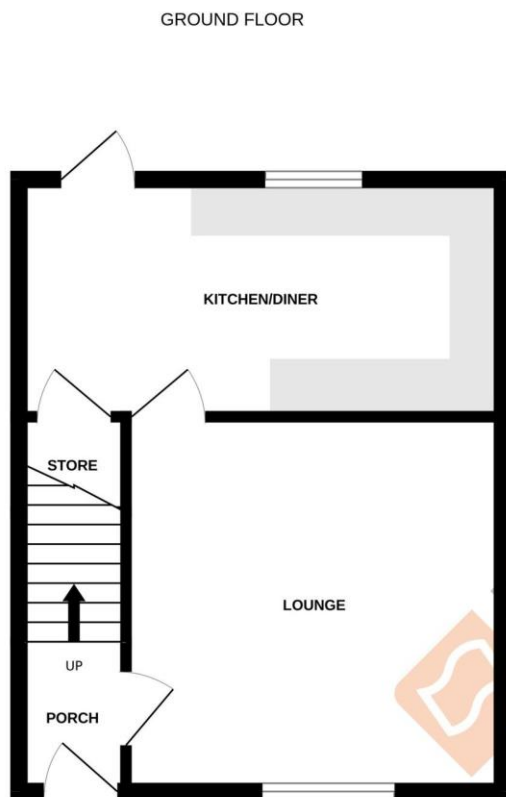
Lounge 3.23m x 4.01m (10'7" x 13'2")

Kitchen/Diner 2.29m x 4.27m (7'6" x 14'0")

Bedroom One 3.2m x 4.27m (10'6" x 14'0")

Bedroom Two 2.64m x 3.38m (8'8" x 11'1")





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		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.