



Beech Avenue, Bourne

 **NEWTON FALLOWELL**



Key Features

- NO ONWARD CHAIN
- Immaculately Presented Two Bedroom Bungalow
- Large Rear Extension
- Substantial South Facing Rear Garden
- Block Paved Driveway and Single Garage
- Prime Location within Walking Distance to Bourne Woods
- Council Tax Band - B
- EPC Rating - TBC

£325,000





NO ONWARD CHAIN Situated in a highly desirable location is this stunning detached two bedroom bungalow which has been heavily extended to the rear adding further reception rooms. This property offers an abundance of living space, ample off road parking and a substantial south facing rear garden.

As you enter the property a large entrance hall provides access to the downstairs reception rooms. The first door on the left leads into the main living room benefitting from a feature fireplace and a large bay window overlooking the front garden. Going through the property there are two large double bedrooms and a modern three piece family bathroom. The rear of this bungalow offers a large kitchen breakfast room offering high quality wall and floor units, doors lead into a separate dining room. The downstairs is completed with a large extension currently being used as a sun room.

On approaching the property there is ample off road parking via a block paved driveway, single garage ideal for storage and a carport. The south facing rear garden benefits from a separate patio seating area, mature borders and a garden workshop.



Lounge 5.12m x 3.28m (16'10" x 10'10")

Kitchen Breakfast Room 3.12m x 3.37m (10'2" x 11'1")

Dining Room 2.62m x 2.92m (8'7" x 9'7")

Sun Room 5.41m x 2.75m (17'8" x 9'0")

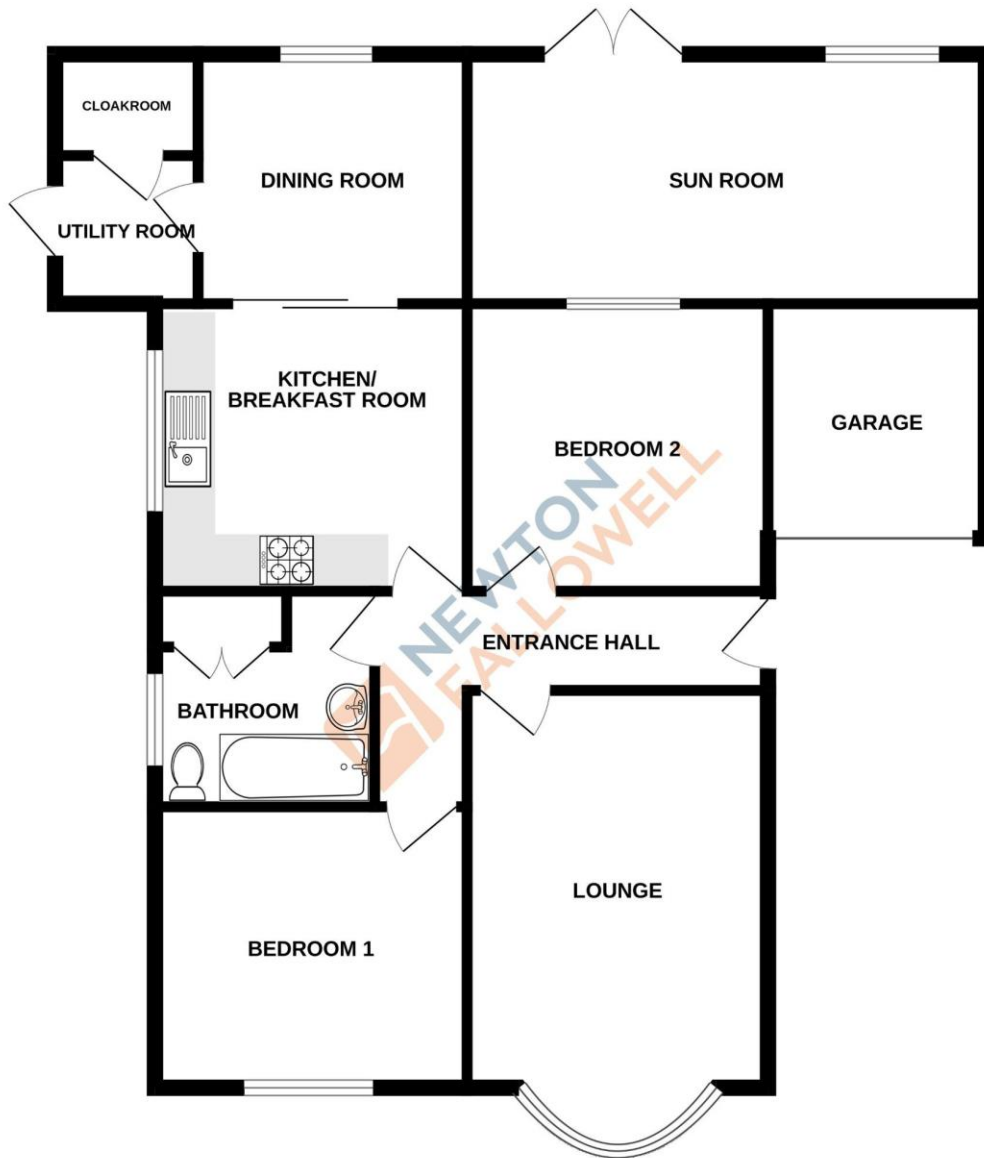
Utility Room 1.53m x 1.23m (5'0" x 4'0")

Bedroom One 3.39m x 2.74m (11'1" x 9'0")

Bedroom Two 3.14m x 3.29m (10'4" x 10'10")

Family Bathroom 2.35m x 2.32m (7'8" x 7'7")

GROUND FLOOR
998 sq.ft. (92.8 sq.m.) approx.



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.

01778 422567

bourne@newtonfallowell.co.uk
2 North Street, Bourne, PE10 9EA