



Shelsley Walsh Rise, Bourne

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Immaculately Presented Three Bedroom Property
- Prime Cul De Sac Location
- Low Maintenance Rear Garden
- En-Suite to Main Bedroom
- Dedicated Off Road Parking
- Ideal First Home or Investment Property
- Council Tax Band - B
- EPC Rating C
- Freehold

£220,000





Newton Fallowell are delighted to offer this immaculately presented three bedroom semidetached property located within a prime cul de sac which is within walking distance to local schools, town centre and amenities.

On entering the property, you are greeted with a large entrance hall offering access to the downstairs reception rooms, first floor and cloakroom. The first door on the left leads into the lounge offering a French doors leading out to the rear garden. The far side of the property offers a large open kitchen diner space offering a range of integral appliances and ample storage.

The first floor offers three generous bedrooms and a large three piece family bathroom. The main bedroom offers fitted wardrobes and its own en-suite bathroom.

The property is access via an inset footpath, dedicated parking is found to the right-hand side of the property. The rear garden benefits form being low maintenance, this space is mainly laid to patio and artificial lawn, the rear garden is completed with a large storage shed offering power.

Kitchen/Diner 3.27m x 5.53m (10'8" x 18'1")

Lounge 5.94m x 3.11m (19'6" x 10'2")

Downstairs WC 0.92m x 1.47m (3'0" x 4'10")

Bedroom One 3.12m x 3.7m (10'2" x 12'1")

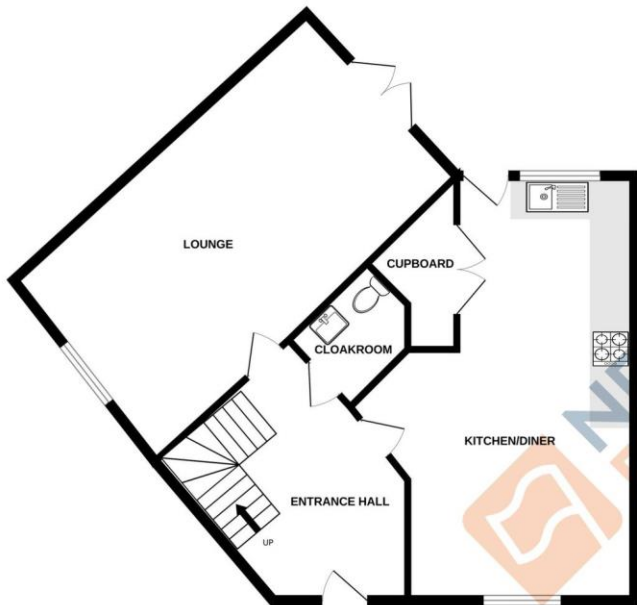
En-Suite 1.75m x 1.55m (5'8" x 5'1")

Bedroom Two 2.65m x 3.59m (8'8" x 11'10")

Bedroom Three 4.52m x 1.69m (14'10" x 5'6")

Family Bathroom 2.04m x 1.89m (6'8" x 6'2")

GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 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		
81-91	B		91 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: X

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.