



Hereward Street, Bourne

 **NEWTON FALLOWELL**

 2  1  2

Key Features

- Two Generous Double Bedrooms
- Ideal Town Centre Location
- Immaculately Presented
- Substantial Rear Garden
- Ideal First Home or Investment Opportunity
- Great Downstairs Living Accomadtion
- Council Tax Band - A
- EPC Rating – D
- Freehold

£165,000





IDEAL FIRST HOME OR INVESTMENT PROPERTY

Situated in the heart of Bourne is this stunning two bedroom terrace property, benefiting from two double bedrooms a large three piece family bathroom and spacious downstairs living accommodation.

Upon entering, you'll be greeted by a spacious and inviting interior. The ground floor features separate living and dining rooms, providing distinct areas for relaxation and entertainment. The property benefits from a well-appointed kitchen, with ample counter space and space for appliances. At the end of the kitchen there is a utility room. Upstairs, you'll discover two generously proportioned double bedrooms. The accommodation is complemented by a large modern three-piece family bathroom.

Outside, the property boasts an enclosed rear garden, mainly laid to lawn with a dedicated patio seating area and a garden shed.

Kitchen/ Breakfast Room 2.48m x 3.68m (8'1" x 12'1")

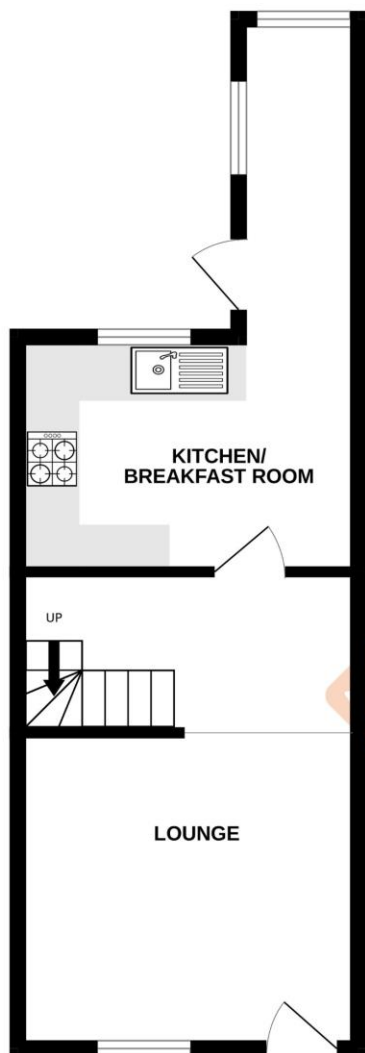
Lounge 3.68m x 5.15m (12'1" x 16'11")

Bedroom One 3.36m x 3.68m (11'0" x 12'1")

Bedroom Two 1.96m x 2.55m (6'5" x 8'5")

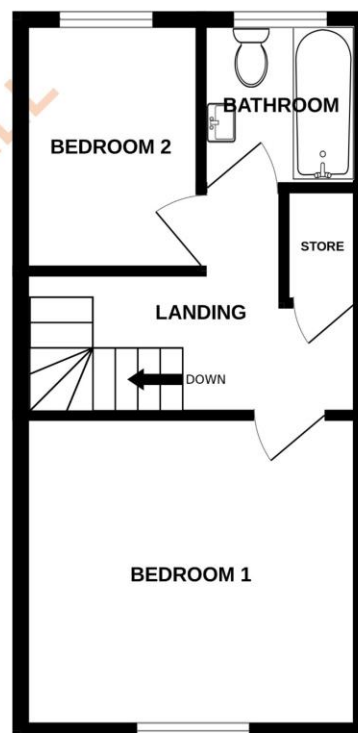
Family Bathroom 1.58m x 1.58m (5'2" x 5'2")





GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.

TOTAL FLOOR AREA : 657 sq.ft. (61.0 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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1ST FLOOR
304 sq.ft. (28.3 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 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 Followell 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.