



Catterick Road, Bourne

 **NEWTON FALLOWELL**





## Key Features

- NO ONWARD CHAIN
- Immaculately Presented Three Bedroom Home
- Ideal First Purchase or Investment Property
- Highly Sought After Location
- Modern Kitchen with Intergrated Appliances
- Ample Off Road Parking
- Council Tax Band - B
- EPC Rating B
- Freehold

£235,000





Set within the highly regarded Elsea Park sits this modern three bedroom semi-detached house. The property boasts a well-presented fitted kitchen, spacious living room, downstairs WC, three bedrooms, master with en-suite and a three piece family bathroom. The property also benefits from its ample off-road parking and enclosed rear garden.

As you enter the property, you are met by a generous hallway, with the first door on your right showing you into the modern fitted kitchen / breakfast room, offering an array integrated appliances. As you head to the rear of the property, a spacious living room is found, containing french doors looking out to the rear. To the first floor, the landing separates three good-sized bedrooms, with the master containing fitted wardrobes and an en-suite and a three-piece family bathroom.

Outside the side of the property multiple off-road parking spaces are found. The rear garden is a good-size and low maintenance. We highly recommend you view this property at your earliest convenience.

Kitchen / Breakfast Room 3.43m x 3.07m

Living Room 4.70m x 3.68m

Bedroom One 2.95m x 2.84m

En-Suite 1.75m x 1.65m

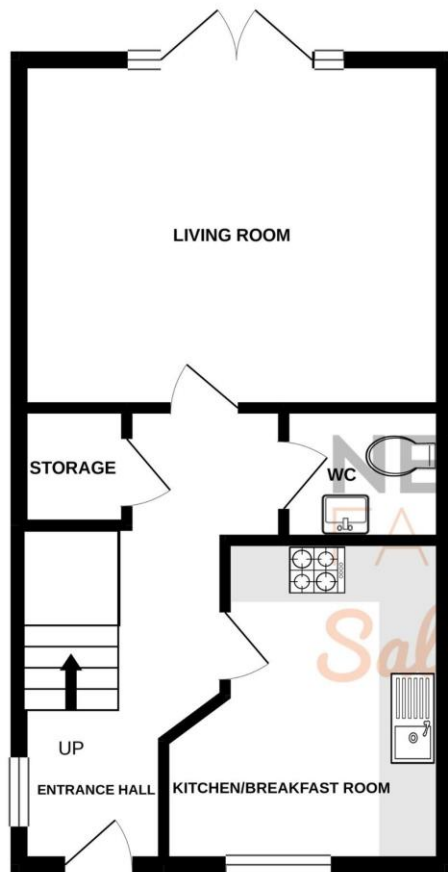
Bedroom Two 3.28m x 2.62m

Bedroom Three 3.66m x 2.01m

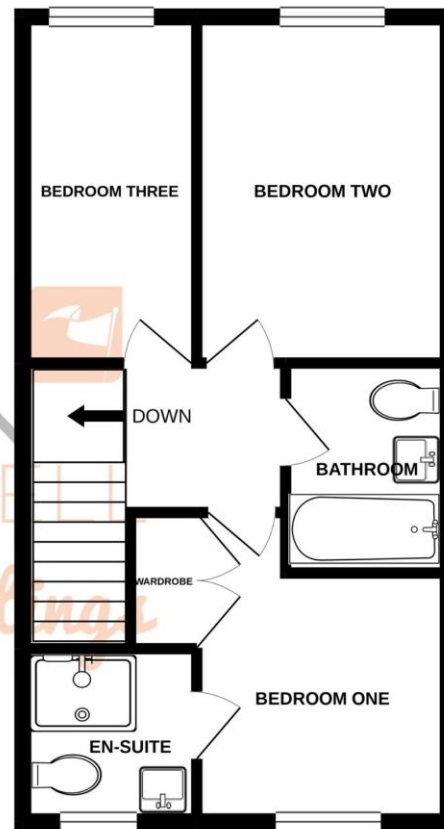
Bathroom 2.01m x 1.68m



GROUND FLOOR



1ST FLOOR



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 ©2021.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### 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

 **NEWTON FALLOWELL**