



Hereward Street, Bourne

 **NEWTON FALLOWELL**

 2  1  1

Key Features

- Ideal First Home or Investment Property
- Town Centre Location
- Large Rear Garden with Gated access
- Modern Kitchen benefitting from Built in Appliances
- Two Double Bedrooms
- Council Tax Band - A
- EPC Rating - D
- Freehold

£170,000





Situated in the heart of Bourne is this stunning two bedroom property which would make an perfect first home or investment property. Boasting two large double bedrooms and a great downstairs accommodation this is a must see property!

This property offers two large downstairs reception rooms with the first being a lounge area situated at the front of the property with a large window, the focal point of this room is the feature fireplace. This property benefits from a modern kitchen with built in appliances and high quality floor and wall units. The first floor boasts two double bedrooms and ample storage.



This property offers a surprisingly large rear garden which is mainly laid to lawn, apart from a section to the rear where a new shed is located, the garden is fully enclosed with gated access.



Lounge 3.3m x 3.6m (10'10" x 11'10")

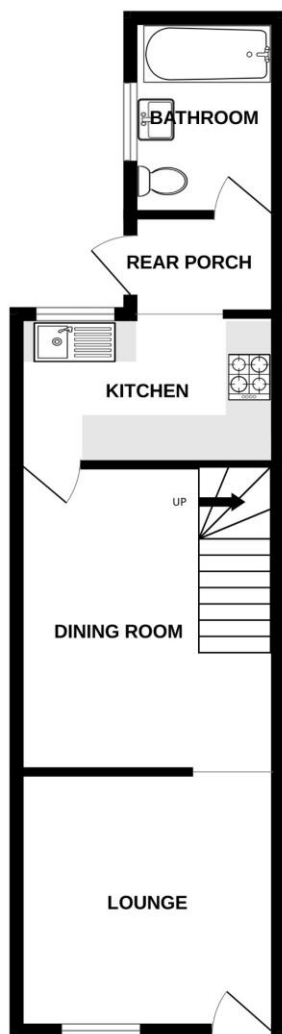
Dining Room 4m x 3.3m (13'1" x 10'10")

Kitchen 1.9m x 3.1m (6'2" x 10'2")

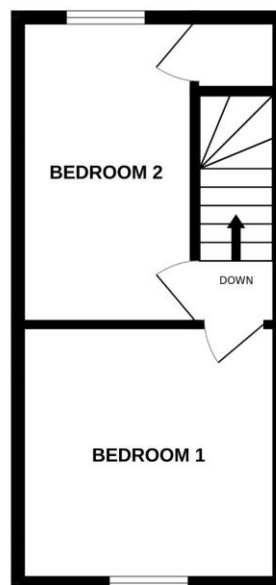
Family Bathroom 2.6m x 1.9m (8'6" x 6'2")

Bedroom One 4m x 3.3m (13'1" x 10'10")

Bedroom Two 3.6m x 2.5m (11'10" x 8'2")



GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
263 sq.ft. (24.4 sq.m.) approx.

TOTAL FLOOR AREA : 674 sq.ft. (62.6 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		88 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.