



Dog Rose Drive, Bourne

 **NEWTON FALLOWELL**

 2  1  1

Key Features

- NO ONWARD CHAIN
- Spacious Ground Floor Apartment
- Allocated Parking to the Rear
- Open Plan Living Dining Kitchen
- Ideal Investment or First Time Buy
- Council Tax Band - A
- EPC Rating C
- Leasehold

£105,000





NO ONWARD CHAIN The property benefits from its own entrance door from the street. The accommodation briefly comprises of Entrance Hall, Open plan Kitchen Diner, Lounge, Two good sized Bedrooms and modern Shower Room. The property further benefits from uPVC double glazed windows and gas fired central heating. There is also an allocated parking space to the rear along with a visitor space.

The property would make an ideal first time buy or investment property or even a lock up and leave for someone wanting a bolt hole. Viewing is highly recommended to appreciate the property on offer.



Open Plan Kitchen/ Dining/ Living 4.62m x 4.5m (15'2" x 14'10")

Bedroom One 2.95m x 3.1m (9'8" x 10'2")

Bedroom Two 2.95m x 2.16m (9'8" x 7'1")

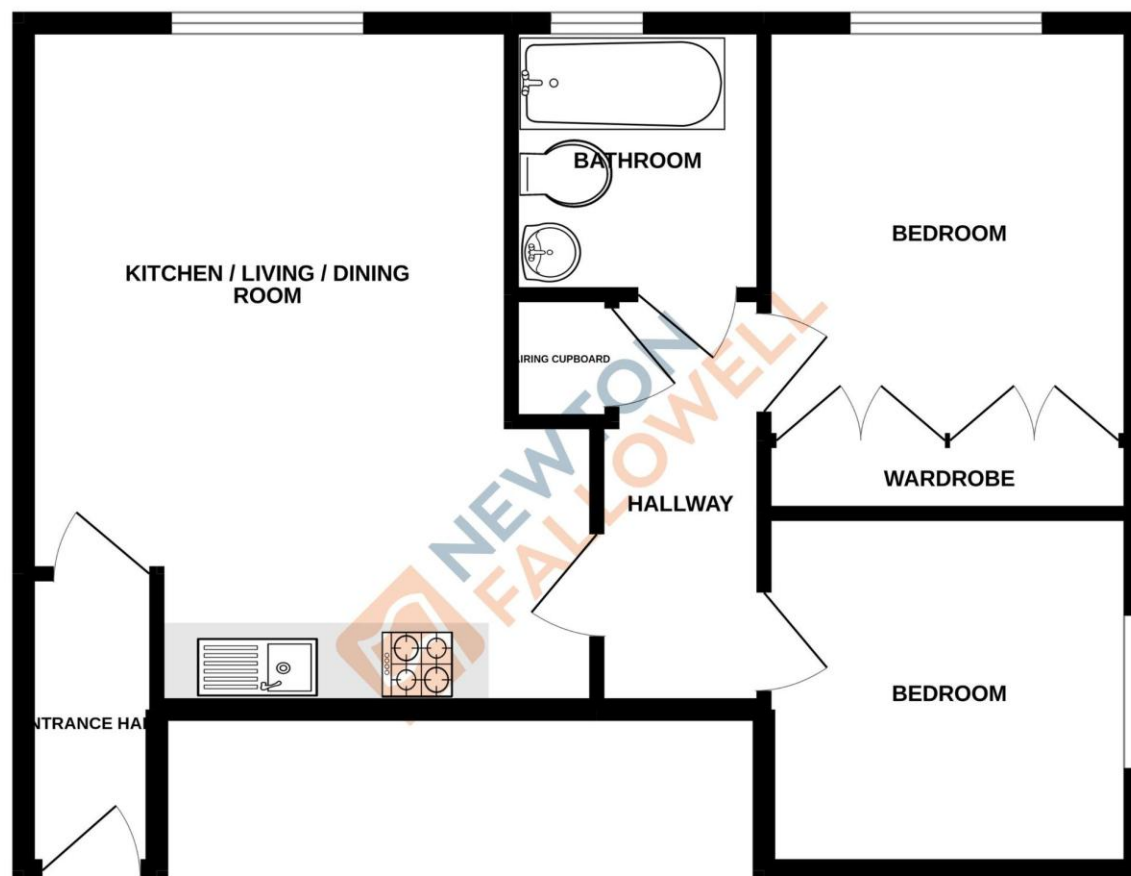
Shower Room 2.13m x 1.96m (7'0" x 6'5")

Agent Note

This is a leasehold property, please enquire within for further details on the lease and charges.



GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
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.

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