



65 West Street, Bourne, PE10 9PA

 **NEWTON FALLOWELL**



Three-bedroom end of terrace home situated in a prime location of Bourne. This lovely property benefits from a spacious living room, well-appointed kitchen, three-piece bathroom, three well balanced bedrooms and an enclosed rear garden.

The property is arranged over two floors, entering via the living room, the large living room is flooded with natural light thanks to the dual windows and has access into the kitchen which has an array of units and a separate utility space. To the first floor are the three well balanced bedrooms and the three-piece family bathroom mostly tiled.

Outside to the front is an inset footpath leading to the front door accompanied by a low maintenance gravel garden. The rear garden is also low maintenance courtyard, fully enclosed/private with two handy store/outbuildings.

£875 PCM





Living room 5.64m x 3.37m (18'6" x 11'1")

Kitchen 3.62m x 2.38m (11'11" x 7'10")

Utility 2.76m x 0.88m (9'1" x 2'11")

Landing 0.79m x 0.68m (2'7" x 2'2")

Bedroom one 3.60m x 3.30m (11'10" x 10'10")

Bedroom two 2.75m x 2.51m (9'0" x 8'2")

Bedroom three 3.00m x 1.88m (9'10" x 6'2")

Bathroom 3.11m x 1.82m (10'2" x 6'0")

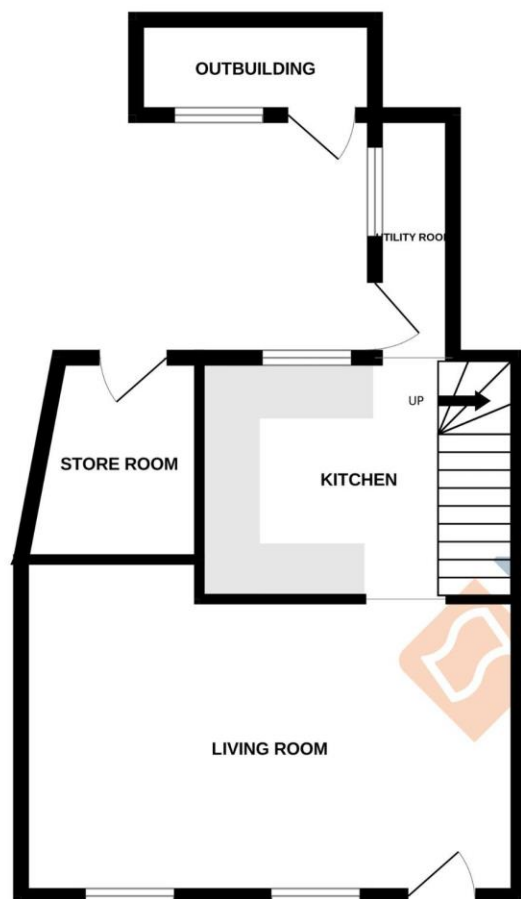
Outbuilding 2.70m x 1.05m (8'11" x 3'5")

Store room 2.38m x 1.68m (7'10" x 5'6")



GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 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.
Made with Metroplex 5/2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.

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