



30 Musselburgh Way, Bourne, PE100XY

 **NEWTON FALLOWELL**

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Key Features

- End Of Terrace Property
- Two Bedrooms
- Downstairs W.C.
- Allocated Off Road Parking
- Enclosed Rear Garden
- Sought after Location
- Ideal First Time Purchase Or Investment
- EPC Rating B
- Freehold

£185,000





Located on the popular Elsie Park and offering easy access to the town centre stands this modern two-bedroom end of terrace property. Offering allocated off-road parking, a modern open-plan living room/kitchen and an enclosed rear garden with a large wooden storage shed, this property would make an ideal first-time purchase or investment. CALL TO VIEW!

Entering via the front door leads into the light and airy entrance hall, where stairs flow to the first floor and doors grant access to the downstairs W.C. and storage cupboard. Leading through from the entrance hall is the open-plan lounge/kitchen that boasts integrated appliances including an inset gas hob, integrated oven, integrated fridge/freezer, inset stainless steel sink and drainer + mixer tap, water softener and the lounge area offers double French doors to the rear garden. Completing the downstairs accommodation and accessed from the entrance hall is the useful downstairs W.C. that features a close coupled W.C. with half and full flush and a wash hand basin. Upstairs, the property offers two double bedrooms and a family bathroom. The main bedroom is located to the front of the property and offers a window to the front aspect. The second bedroom is positioned to the rear of the property and offers a view of the rear garden. Completing the upstairs accommodation is the family bathroom that is part tiled and features a panel bath with shower & screen, pedestal wash hand basin, and a close coupled W.C.

Externally, the property offers allocated off-road parking, and to the rear is a fully enclosed garden that is mainly laid to lawn with a patio seating area and a large wooden storage shed.





Entrance Hall 1.4m x 1.3m (4'7" x 4'4")



Downstairs W.C. 1.74m x 1.3m (5'8" x 4'4")



Kitchen 3.14m x 2.37m (10'4" x 7'10")

Living Room 3.95m x 2.99m (13'0" x 9'10")

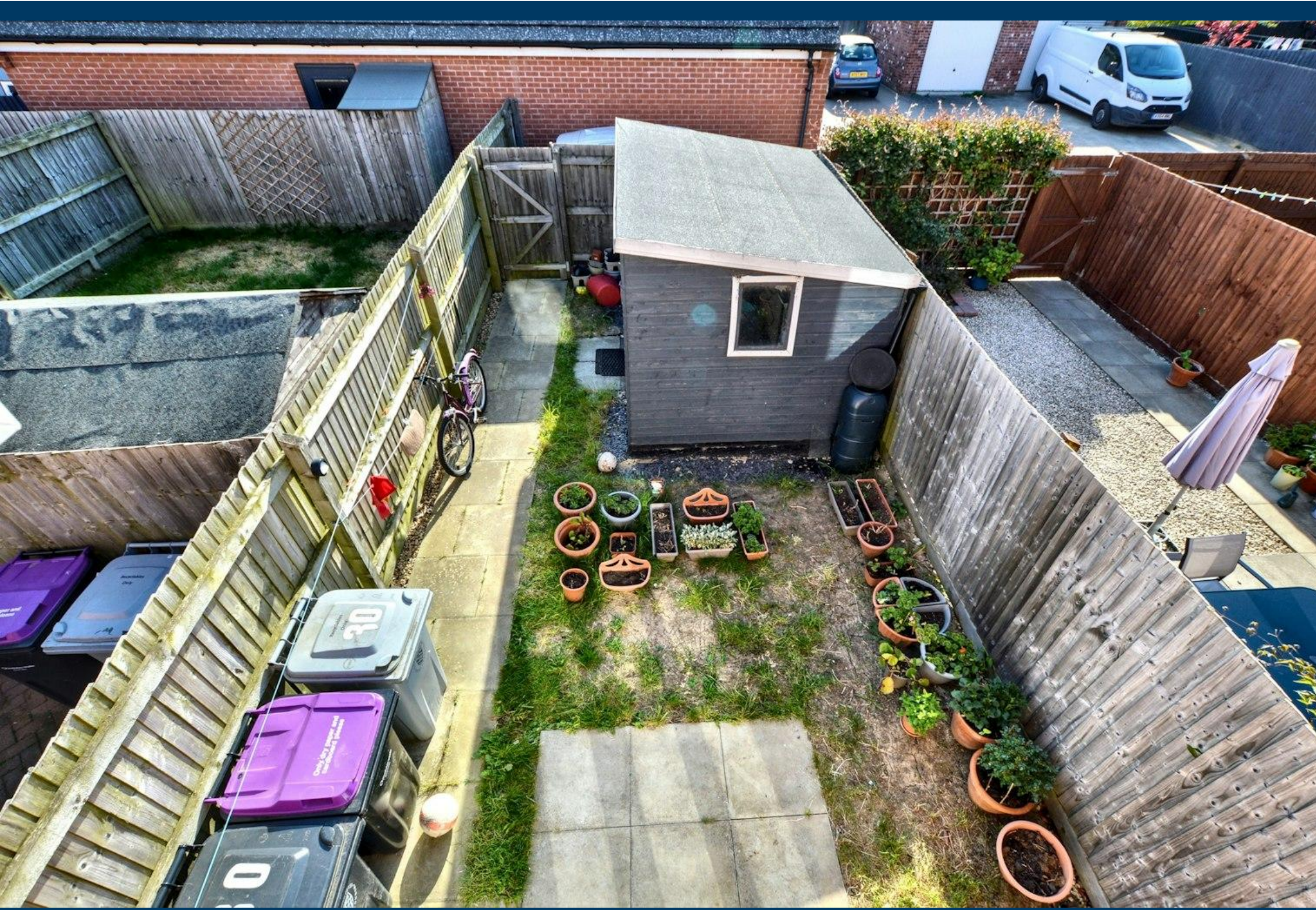
Landing 1.21m x 1.88m (4'0" x 6'2")

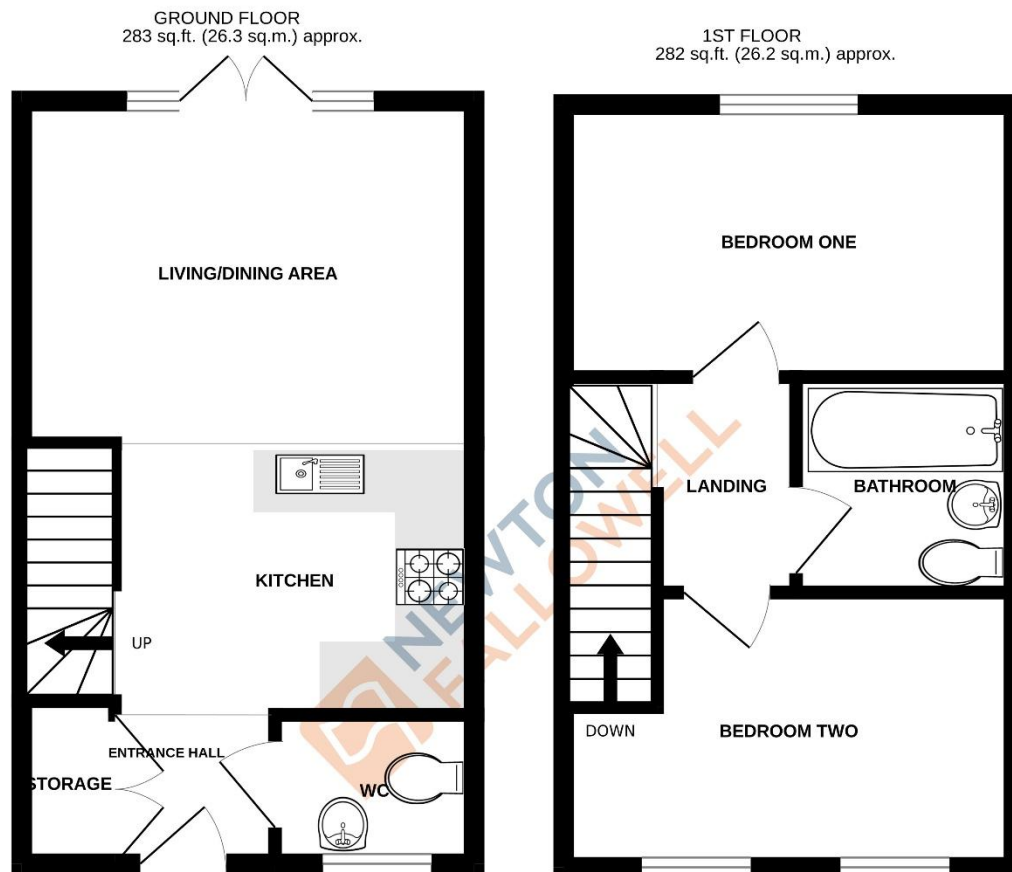
Bedroom One 3.93m x 2.4m (12'11" x 7'11")

Bedroom Two 3.97m x 2.38m (13'0" x 7'10")

Bathroom 1.9m x 1.88m (6'2" x 6'2")







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TOTAL FLOOR AREA : 565 sq.ft. (52.5 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.
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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
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.