



 **NEWTON
FALLOWELL**

90 West Street, Bourne, PE109PR

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 2  1  1

Key Features

- Mid Terrace Property
- Two Double Bedrooms
- Potential To Extend (STP) – subject to planning
- Two Reception Rooms
- Ideal First Time Purchase Or Investment
- Easy Access To The Town Centre
- No Onwards Chain
- EPC Rating D
- Freehold

£170,000





Situated in the heart of Bourne and just a short walk from the town centre, this beautifully presented mid-terrace two-bedroom property is the perfect first home or investment opportunity. With no onward chain, spacious living areas, and excellent potential, this is a must-see home.

The ground floor boasts two generous reception rooms. At the front of the property, the lounge features wooden flooring, a large window and a charming feature fireplace as the focal point. Moving past the staircase, you enter the dining room, which is laid to carpet and benefits from another large window overlooking the garden. To the rear is a modern kitchen, complete with tiled flooring and splashbacks, a range of wall and base units, ample worktop space, and room for freestanding appliances.

Upstairs, the property offers two spacious double bedrooms and a family bathroom fitted with a WC, hand wash basin, and bath with an overhead shower. There is also potential to convert the loft into a third bedroom, subject to the necessary planning permissions.

Externally, the property features a surprisingly large rear garden, mainly laid to lawn, with a new shed positioned at the rear. With its prime location, spacious layout, and no onward chain, this mid-terrace home is ideal for first-time buyers and investors alike.





Lounge 3.71m x 3.57m (12'2" x 11'8")

Hallway

Dining Room 3.33m x 3.63m (10'11" x 11'11")

Hallway



Kitchen 2.07m x 3.37m (6'10" x 11'1")

Landing

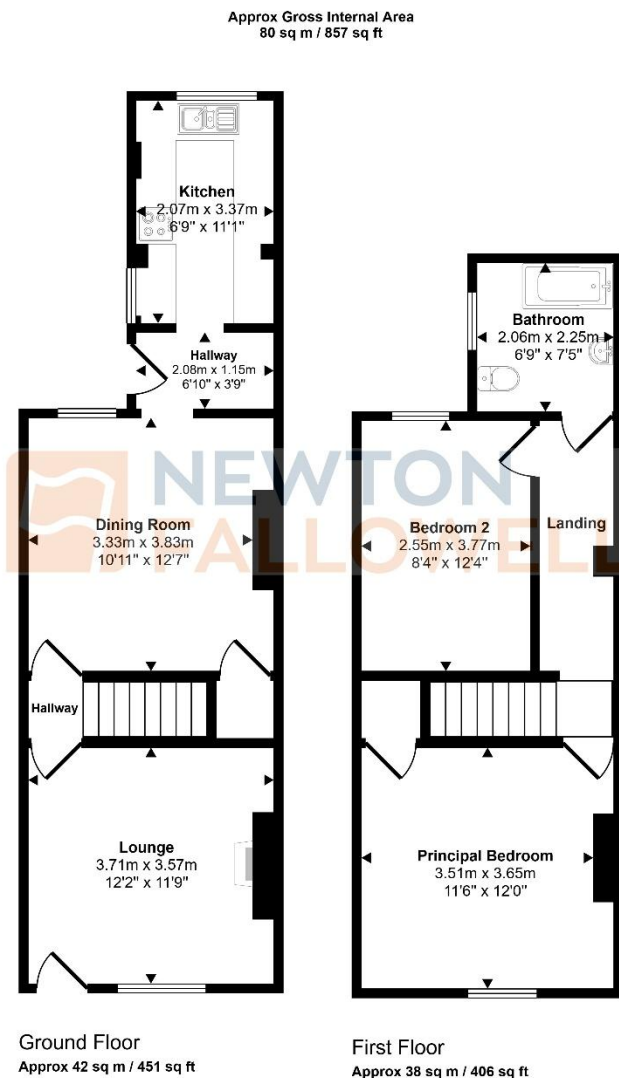
Principal Bedroom 3.51m x 3.65m (11'6" x 12'0")

Bedroom 2 2.55m x 3.77m (8'5" x 12'5")

Bathroom 2.06m x 2.25m (6'10" x 7'5")







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	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.