



9 Taunton Road, Bourne, PE10 0XE

 **NEWTON FALLOWELL**

 2  1  1

Key Features

- Modern Terraced House
- Popular Location
- Open Plan Kitchen/ Living Area
- Two DOUBLE Bedrooms
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- Early Viewing Advised
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- EPC Rating B

£950 PCM





Situated within the popular development of Elsea Park is this well-presented two bedroom mid-terraced property. Downstairs the property offers; entrance hall with downstairs cloakroom, utility cupboard with plumbing for a washing machine and storage, and an open plan kitchen/living area with patio doors leading onto the rear garden. Upstairs, the property boasts TWO DOUBLE Bedrooms and a three piece family bathroom. Outside to the rear is an enclosed garden and to the front are two allocated parking spaces.

Entrance Hall 1.63m x 1.5m (5'4" x 4'11")



WC 1.47m x 1.27m (4'10" x 4'2")

Kitchen/Lounge 5.49m x 3.99m (18'0" x 13'1")

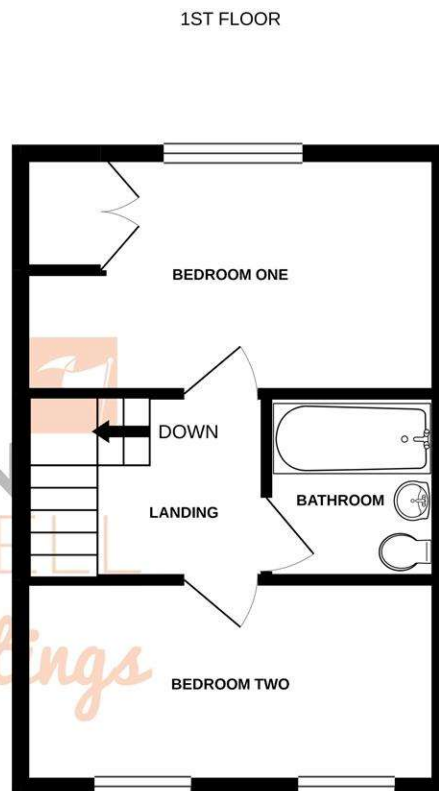
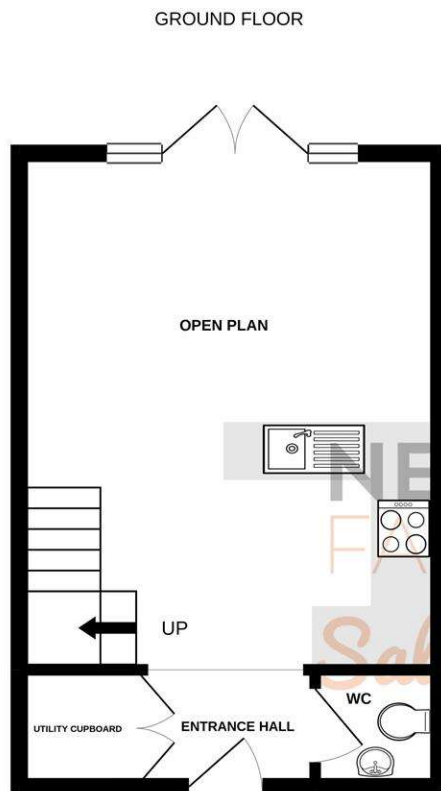
Landing (including Stairs) 2.01m x 1.91m (6'7" x 6'4")

Bedroom One 3.99m x 2.41m (13'1" x 7'11")

Bedroom Two 3.99m x 2.36m (13'1" x 7'8")

Bathroom 1.91m x 1.88m (6'4" x 6'2")





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
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.