



4 The Pollards, Bourne, PE100QB

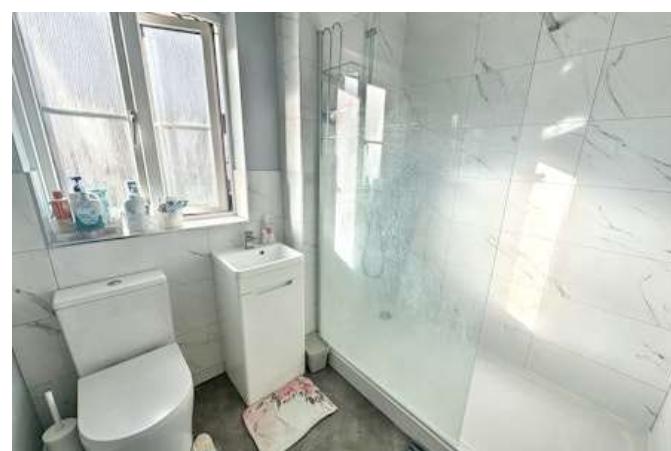
 NEWTON FALLOWELL

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Key Features

- Mid Terrace Family Home
- Three Bedrooms
- Downstairs W.C
- Enclosed Rear Garden
- Allocated Off Road Parking
- Ideal First Time Purchase Or Investment
- Easy Access To The Town Centre
- EPC Rating C
- Freehold

Guide price £190,000





Situated along a popular road in the sought-after development of Elsea Park sits this three-bedroom mid-terraced home. The property boasts a modern kitchen, downstairs WC, open lounge diner, three spacious bedrooms, and a family bathroom. The property also benefits from its ample off-road parking, and low-maintenance but much improved private rear garden.

On entering the property, you are initially met by an airy entrance hall, containing a useful downstairs WC. The first door on your right shows you into a modern fitted kitchen, enjoying an integrated fridge/freezer. To the rear of the property, you are met by a generous lounge diner. To the first floor, the landing space separates three well-balanced bedrooms and a modern three piece family bathroom benefitting from a stunning walk in shower. The main bedroom benefits from fitted wardrobes.

To the rear of the property, there are two allocated parking spaces. Side gated access takes you around onto the low-maintenance rear garden, benefitting greatly from not being overlooked. With so much on offer, we highly recommend you view this property at your earliest convenience.



Hallway

W.C.

Kitchen 2.51m x 3.17m (8'2" x 10'5")

Lounge/Diner 4.66m x 4.49m (15'4" x 14'8")

Landing 1.14m x 2.9m (3'8" x 9'6")

Principal Bedroom 2.57m x 3.78m (8'5" x 12'5")

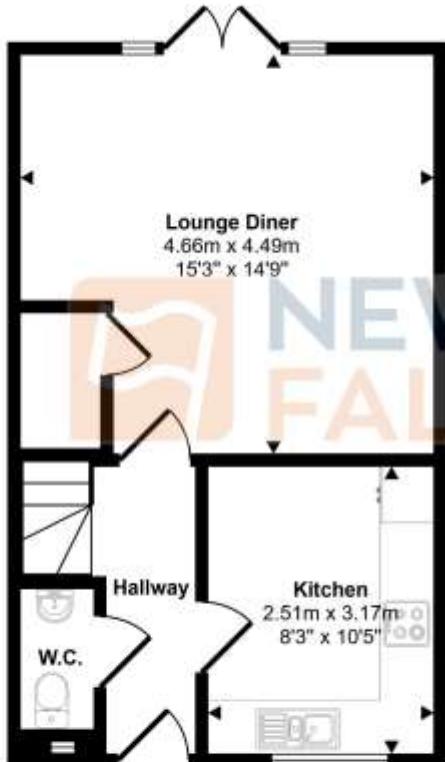
Bedroom 2 2.41m x 3.19m (7'11" x 10'6")

Bedroom 3 2m x 2.73m (6'7" x 9'0")

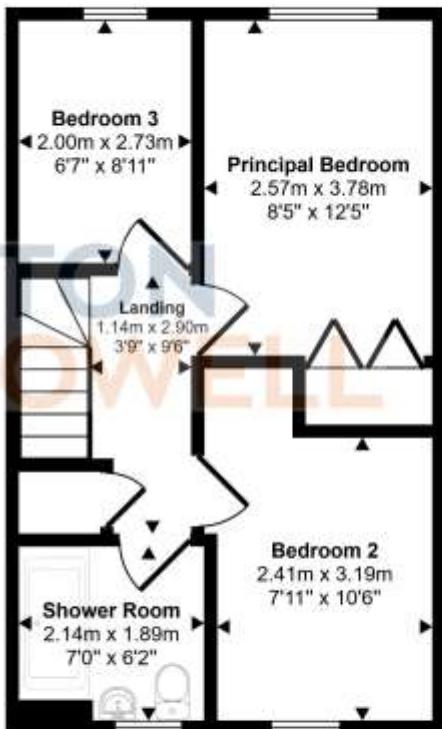
Shower Room 2.14m x 1.89m (7'0" x 6'2")



Approx Gross Internal Area
73 sq m / 790 sq ft



Ground Floor
Approx 36 sq m / 392 sq ft



First Floor
Approx 37 sq m / 398 sq ft

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.

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.