

9 WAKES CLOSE, BOURNE, PE10 0BU



£180,000

*"Investors and first time buyers - don't miss out!"*

- POPULAR LOCATION
- SEMI - DETACHED HOME
- THREE BEDROOMS
- ENSUITE SHOWER ROOM
- IN NEED OF SOME UPDATING
- NO ONWARD CHAIN
- CUL -DE -SAC LOCATION
- DRIVEWAY PARKING
- SINGLE GARAGE
- EPC ENERGY RATING D - COUNCIL TAX BAND B



## PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to present to the market this semi-detached property ideally situated within a quiet cul-de-sac just a short distance from Bourne town centre.

Offered at a competitive price to reflect the need for modernisation this property presents an excellent opportunity for investors or first-time buyers looking to add value. The accommodation briefly comprises a small entrance hall, cloakroom, lounge, dining area, and kitchen.

To the first floor there are three bedrooms, a family bathroom and an en-suite shower room to the main bedroom.

Externally the property benefits from driveway parking leading to a single garage along with a fully enclosed rear garden.



3 Bedrooms 2 Bathroom 2 Reception



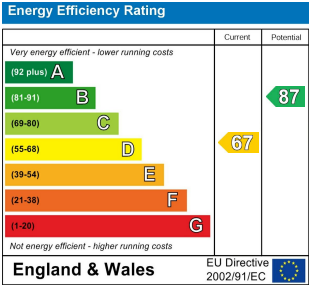


# SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: B

For the MATERIAL INFORMATION REPORT on this property select the link - 29977984

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01778 420011

12 North Street, Bourne, Lincolnshire, PE10 9AB

## IMPORTANT INFORMATION

**Anti-Money Laundering Checks:** In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

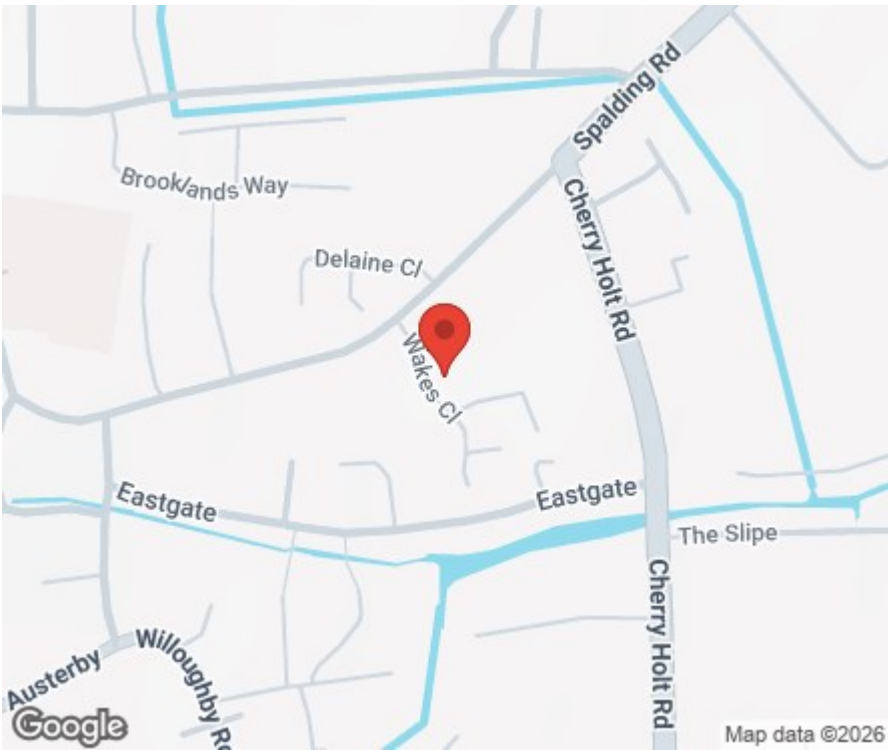
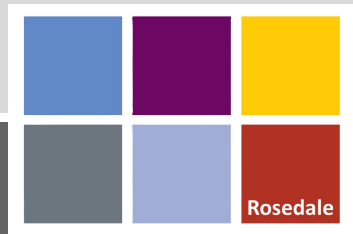
**Property Particulars:** These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

**Floorplans & Measurements:** Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

**Photographs:** Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

**Services & Appliances:** Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

**Material Information:** Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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