



31 Hereward Street, Bourne

Offers Over £175,000

 **NEWTON FALLOWELL**

## 31 Hereward Street

### Bourne

This beautifully presented three-bedroom terraced house offers a perfect blend of modern comfort and traditional charm, making it an ideal choice for families, first-time buyers or investors.

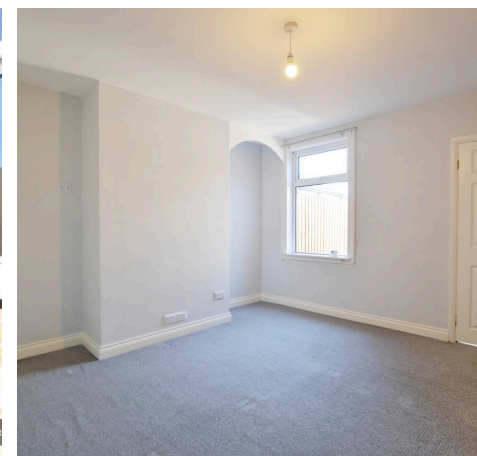
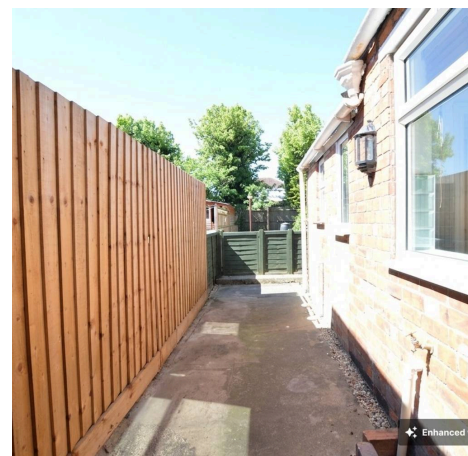
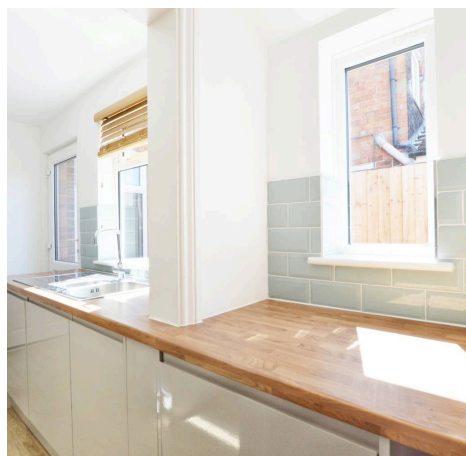
Upon entering, you are greeted by a welcoming hallway that leads to a spacious living room, featuring a large window that fills the space with natural light and creates a warm, inviting atmosphere. The adjoining dining area provides ample room for entertaining guests or enjoying family meals, and flows seamlessly into a contemporary kitchen fitted with a range of integrated appliances, sleek cabinetry, and generous countertop space (ideal for both every-day cooking and special occasions). Upstairs, the property boasts three well-proportioned bedrooms, each thoughtfully designed to maximise space and comfort. A modern family bathroom, complete with a stylish suite, shower and tasteful tiling, serves the lower floor.

Throughout the home, neutral décor and high-quality flooring create a cohesive and sophisticated feel, while double glazing and efficient central heating ensure comfort all year round. Additional features include a useful understairs cupboard for extra storage and a loft space that provides further potential for storage or future conversion (subject to necessary permissions).

Situated in a popular residential area, this property benefits from convenient access to a range of local amenities, including shops, schools, and transport links, making daily life both practical and enjoyable. The house is offered in move-in condition, allowing the new owners to settle in with minimal effort. Whether you are looking for a spacious family home, a property with excellent rental potential, or a comfortable base in a sought-after location, this three-bedroom terraced house is sure to impress. Early viewing is highly recommended to fully appreciate the quality and versatility this home has to offer. For more information or to arrange a viewing, please contact our office today.

Council Tax band: A

EPC Energy Efficiency Rating: D





**Living Room**

12' 1" x 11' 11" (3.68m x 3.64m)

**Dining Room**

11' 11" x 11' 11" (3.62m x 3.64m)

**Kitchen**

9' 1" x 6' 0" (2.76m x 1.82m)

**Laundry Area**

2' 7" x 6' 0" (0.78m x 1.82m)

**Shower Room**

5' 0" x 5' 10" (1.52m x 1.79m)

**Bedroom One**

11' 11" x 12' 0" (3.64m x 3.67m)

**Bedroom Two**

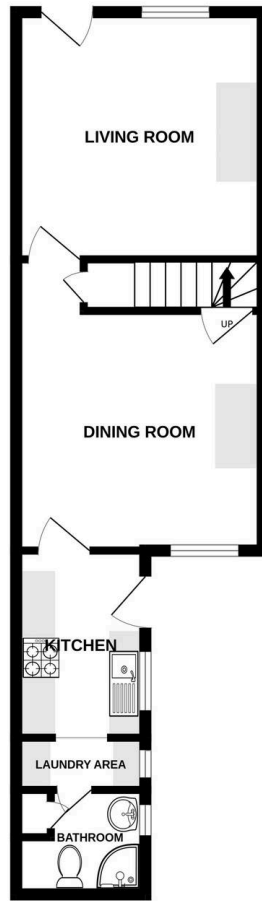
12' 0" x 9' 0" (3.66m x 2.75m)

**Bedroom Three**

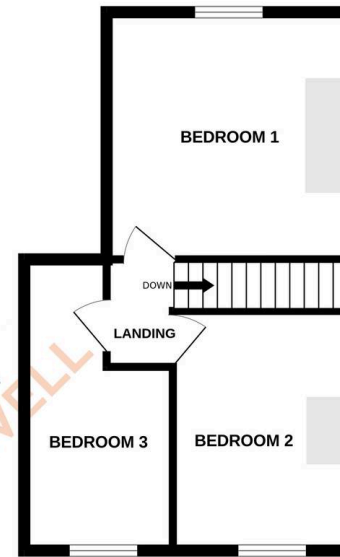
13' 5" x 7' 3" (4.10m x 2.22m)



GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.5 sq.m.) approx.



NEWTON  
FALLOWELL

TOTAL FLOOR AREA : 791 sq.ft. (73.5 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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# Newton Fallowell - Bourne

Newton Fallowell, 2 North Street - PE10 9EA

01778 422567 · [bourne@newtonfallowell.co.uk](mailto:bourne@newtonfallowell.co.uk) · [newtonfallowell.co.uk/bourne](http://newtonfallowell.co.uk/bourne)