

4 FIR AVENUE, BOURNE, PE10 9RY



£315,000

"Attractive detached home with potential to extend (STPP) - no onward chain"

- ATTRACTIVE DETACHED HOME
- SOUGHT AFTER RESIDENTIAL LOCATION
- NO ONWARD CHAIN
- THREE BEDROOMS
- BRIGHT AND SPACIOUS LIVING AREAS
- POTENTIAL TO EXTEND (STPP)
- LOCATED CLOSE TO BOURNE WOODS
- LARGE CONSERVATORY
- GARAGE & AMPLE OFF ROAD PARKING
- EPC RATING - D / COUNCIL TAX BAND C



PROPERTY HIGHLIGHTS

Situated in one of the most sought after parts of Bourne, this three-bedroom house presents an excellent opportunity for families, professionals or those looking to create their forever home.

The property offers well-balanced accommodation with bright and spacious living areas, kitchen, utility room, three bedrooms and a family bathroom, whilst occupying an established plot.

There is excellent potential to extend (subject to the necessary planning permissions) allowing buyers to create a property tailored to their own requirements or add further value.

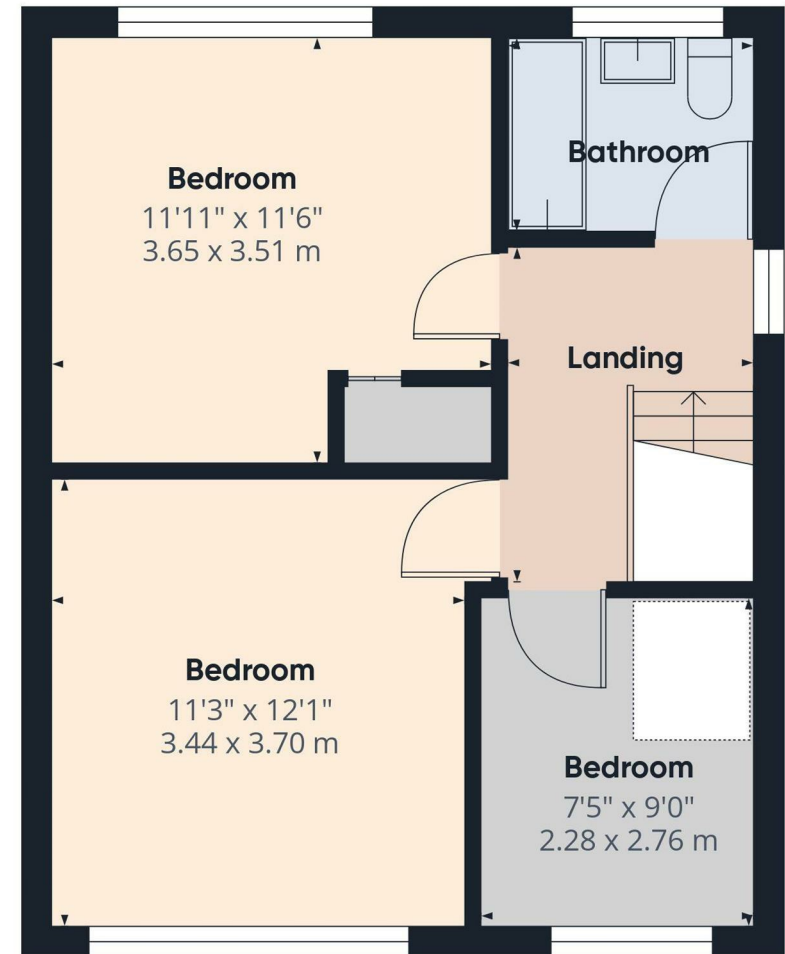
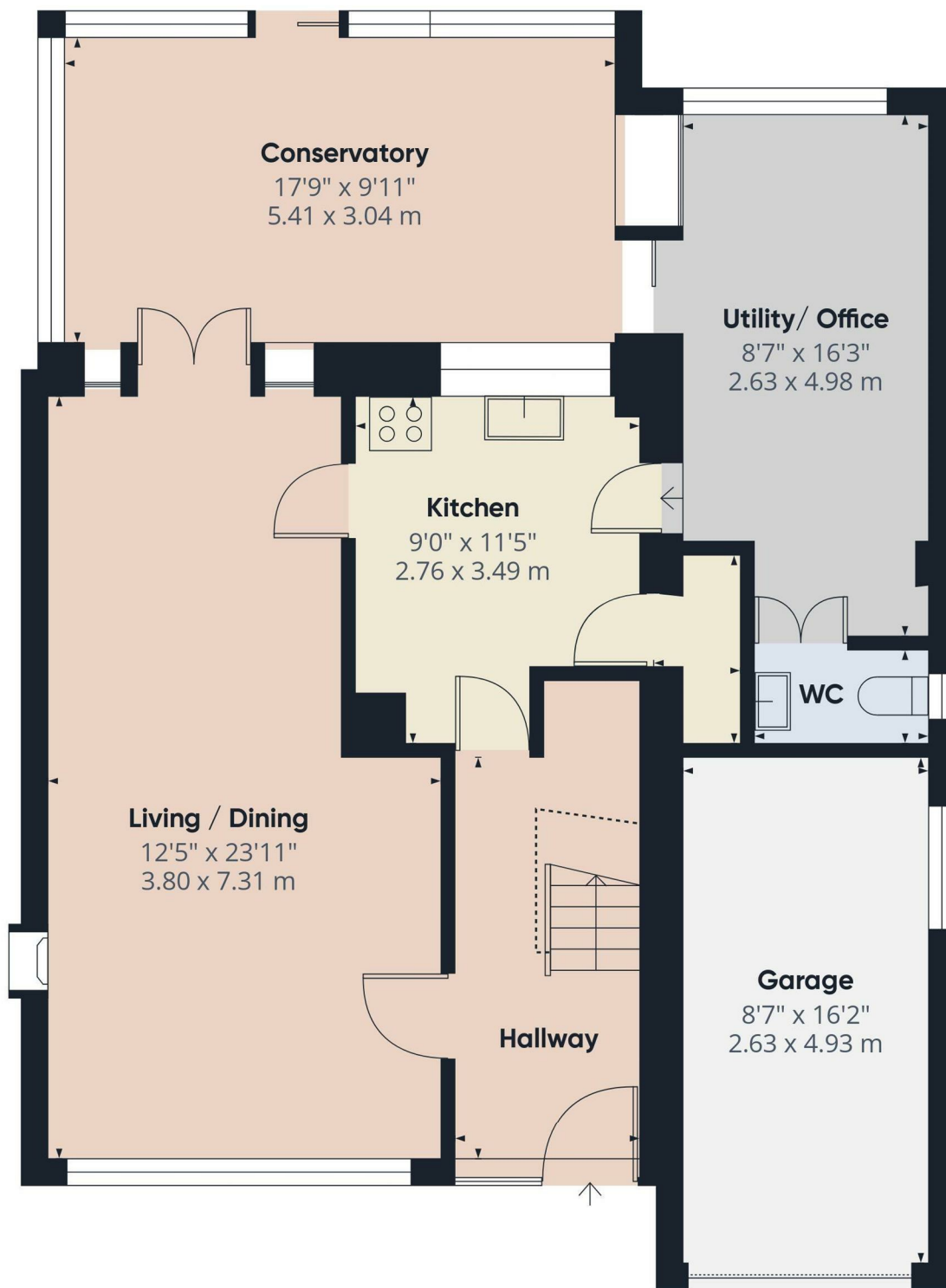
Outside, there is a mature rear garden and ample off road parking to the front, leading to a single garage.

The location of this property is a particular highlight, set within one of the towns most sought-after residential areas and is within easy reach of a wide range of local amenities and highly regarded primary and secondary schools, making it an exceptional choice for families.

Offering a combination of location, future potential and excellent schooling, this is a rare opportunity to acquire a detached home in a prime position with scope to grow alongside your families needs.



🛏 3 Bedrooms 🚿 1 Bathroom 🪑 1 Reception

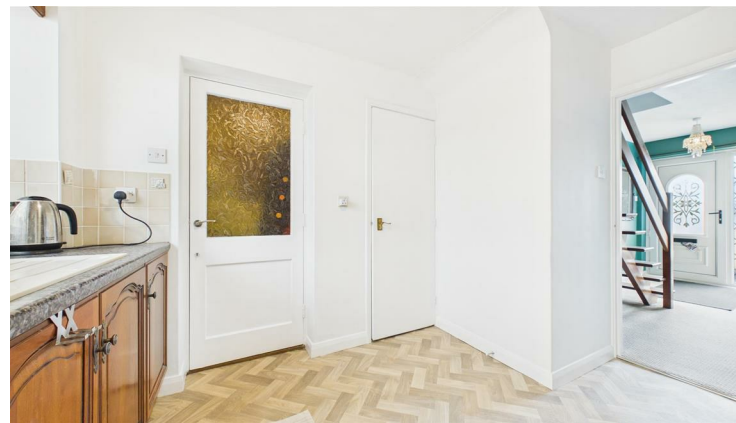


Floor 1









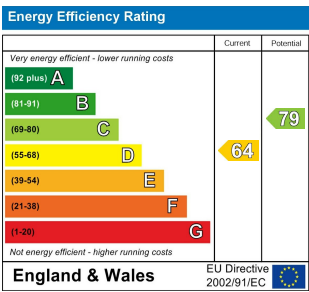


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: C

For the MATERIAL INFORMATION REPORT on this property select the link - 30697007

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.

