



5 Aveland Close, Bourne
£200,000

 **NEWTON FALLOWELL**

5 Aveland Close

Bourne

NO ONWARD CHAIN - Situated down a peaceful cul-de-sac in the centre of Bourne is this two bedroom semi-detached house. The property boasts two double bedrooms, spacious living room, kitchen leading onto the conservatory, and a three-piece family bathroom. The property also benefits from a number of off-road parking spaces and private rear garden.

As you enter the property via the front porch, you are lead into the living room, full of natural light from the bay window. The doorway to your back left shows you into the kitchen. To the rear of the property, a good-sized conservatory is situated, with access to the private rear garden. To the first floor, the landing space separates two well-balanced double bedrooms and a three-piece family bathroom.

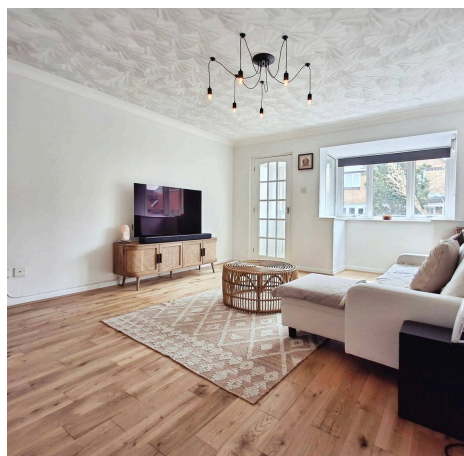
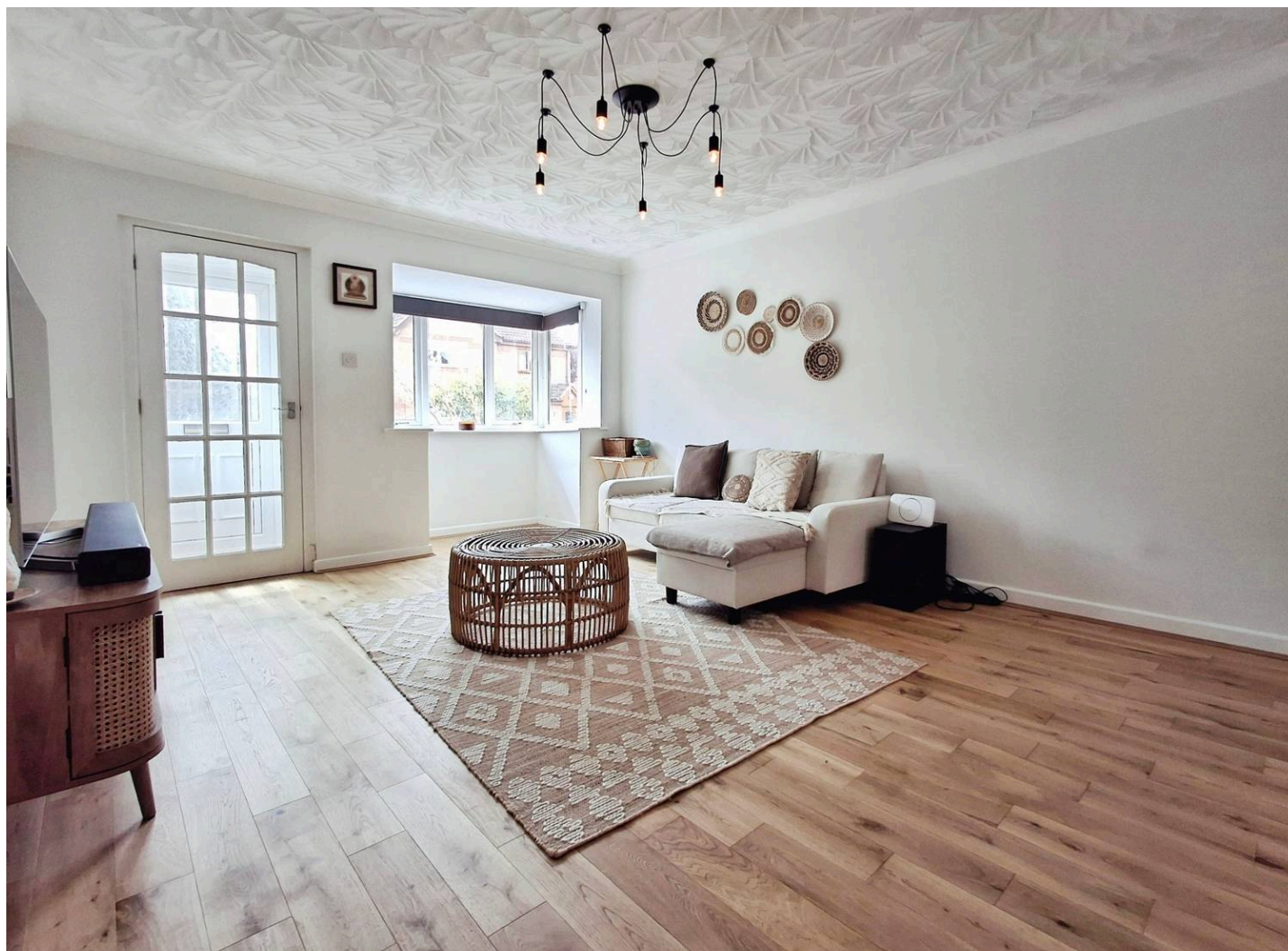
Outside the front of the property two off-road parking spaces are found. The rear garden greatly benefits from not being overlooked to the rear. We highly recommend you view this property at your earliest convenience.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Porch

2' 6" x 4' 9" (0.76m x 1.45m)

Living Room

14' 10" x 12' 4" (4.53m x 3.75m)

Kitchen

10' 2" x 12' 4" (3.11m x 3.75m)

Conservatory

9' 5" x 9' 5" (2.88m x 2.86m)

Landing

Bedroom One

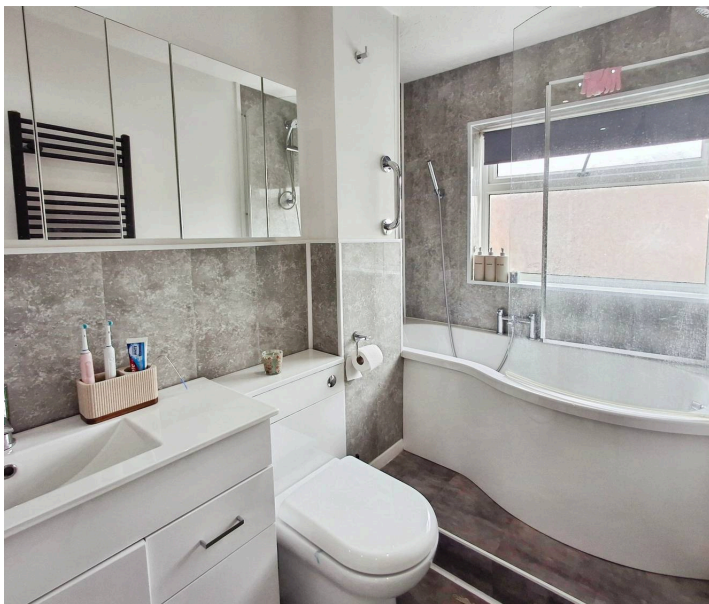
9' 9" x 12' 4" (2.98m x 3.75m)

Bedroom Two

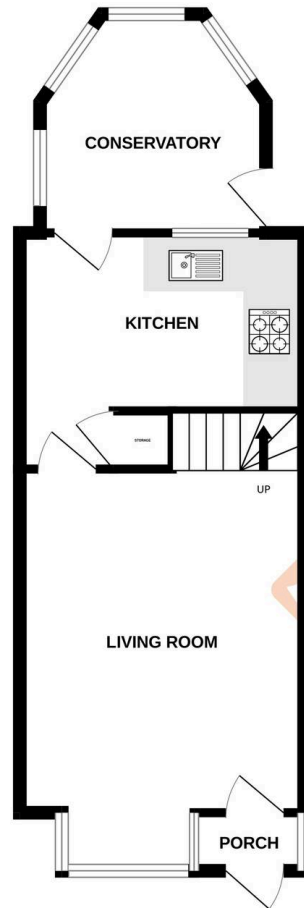
6' 11" x 12' 4" (2.12m x 3.75m)

Bathroom

5' 6" x 8' 9" (1.68m x 2.66m)



GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.3 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

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