Rosedale

# 1 HARRINGTON STREET, BOURNE, PE10 9HA

# £200,000

*"Character home just minutes from Bourne town centre"*

- CHARMING VICTORIAN HOME
- CENTRAL LOCATION CLOSE TO BOURNE TOWN CENTRE
- THREE BEDROOMS - TWO DOUBLE ROOMS
- SINGLE GARAGE
- GRAVEL DRIVEWAY
- UTILITY/WC AND UPSTAIRS BATHROOM
- LOW MAINTAINANCE REAR GARDEN
- NO ONWARD CHAIN
- PERFECT FOR FIRST TIME BUYERS AND INVESTORS
- EPC ENERGY RATING D - COUNCIL TAX BAND B

## PROPERTY HIGHLIGHTS

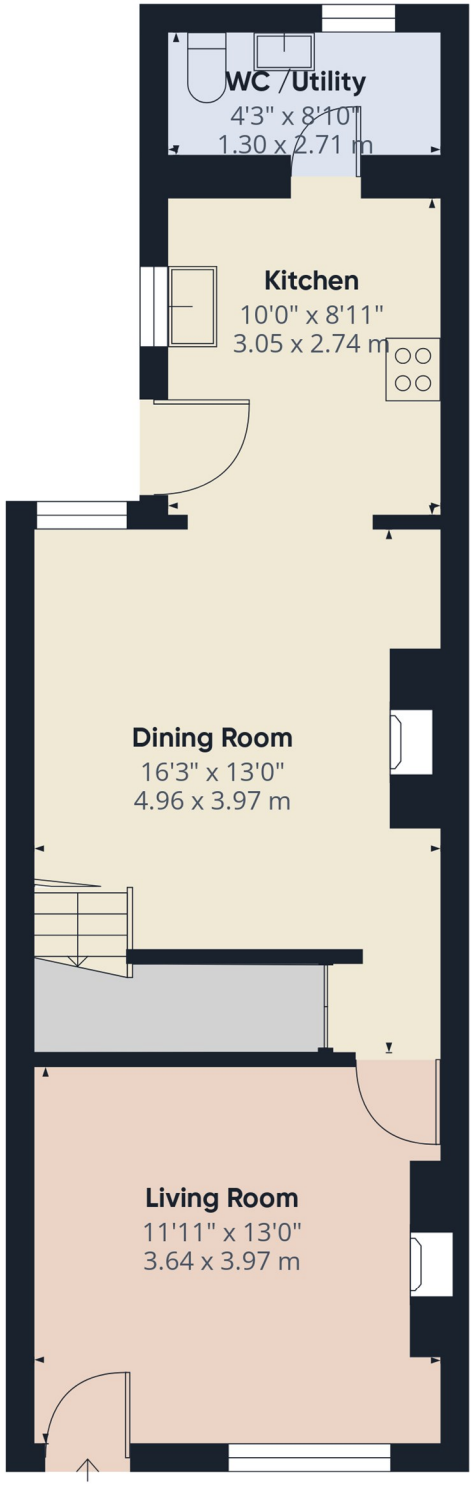
Rosedale Property Agents are delighted to offer to the market this charming Victorian home combining period character with practical modern living, just a short walk from Bourne town centre with access to shops, schools and the bus terminal.

Featuring two reception rooms ideal for entertaining or family life, a useful utility/WC, and private off-road parking with a garage - a rare combination in this location.

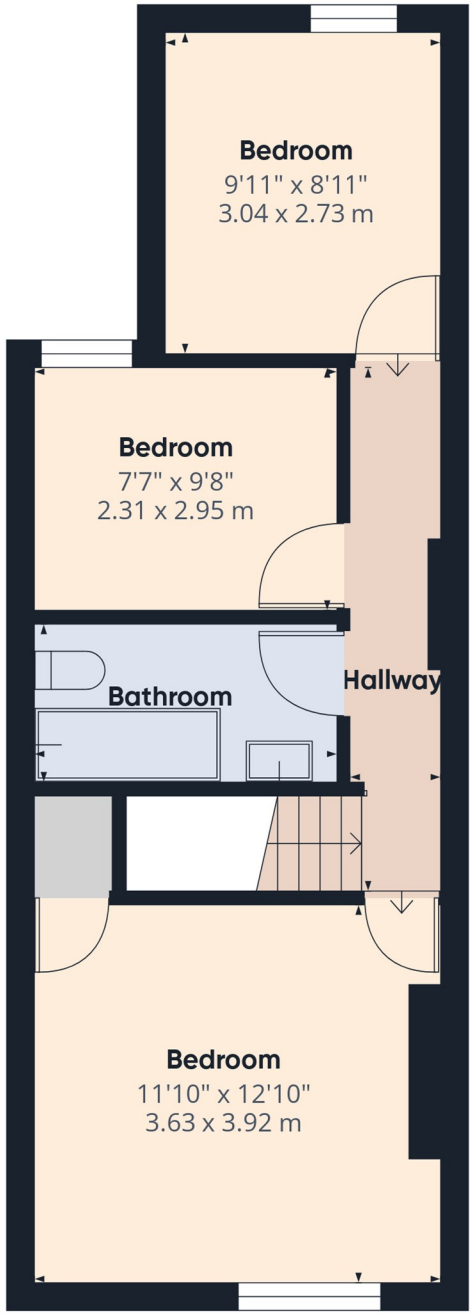
Upstairs are three well-proportioned bedrooms and a family bathroom, providing comfortable and practical living accommodation. Externally, the rear garden has been designed for low maintenance, with artificial grass, raised decking and gated access to the garage and parking area.

Perfect for first-time buyers or young families alike, this property is offered with vacant possession, allowing for a straightforward move.

3 Bedrooms 1 Bathroom 2 Reception




Floor 0




Floor 1

**Approximate total area**(1)

899 ft²

83.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

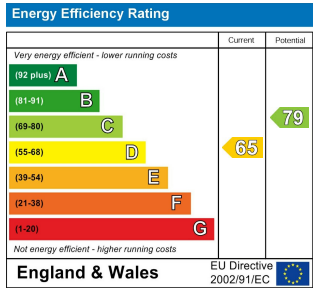
GIRAFFE360

## SERVICES & UTILITIES

**Tenure:** Freehold **Council Tax Band:** B

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30232774

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.

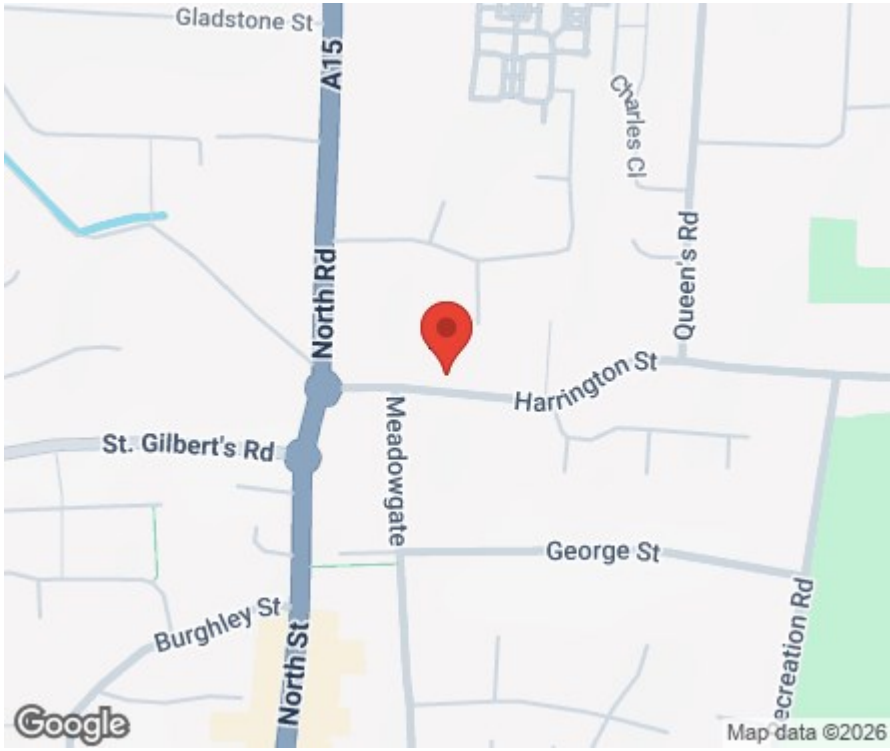
**Property Particulars:** These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

**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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