



31 Abbey Road, Bourne
£120,000

 **NEWTON FALLOWELL**

31 Abbey Road

Bourne

An excellent opportunity for first-time buyers, downsizers or investors, this well-proportioned one-bedroom ground-floor apartment is ideally situated in the heart of Bourne Town Centre.

The property opens into a central entrance hall, providing access to all principal rooms. At the heart of the home is a generous lounge/diner, offering a bright and versatile space ideal for both relaxing and entertaining, with the added benefit of a useful built-in storage cupboard.

The separate, newly fitted kitchen has been thoughtfully designed to maximise both functionality and workspace, and is fitted with an integrated hob and oven.

The spacious double bedroom benefits from attractive double doors opening directly onto the rear of the property, providing convenient access to the outside space.

A modern, fully tiled shower room completes the accommodation, featuring a large walk-in shower enclosure, low-level WC and wash hand basin with a washing machine conveniently positioned beneath.

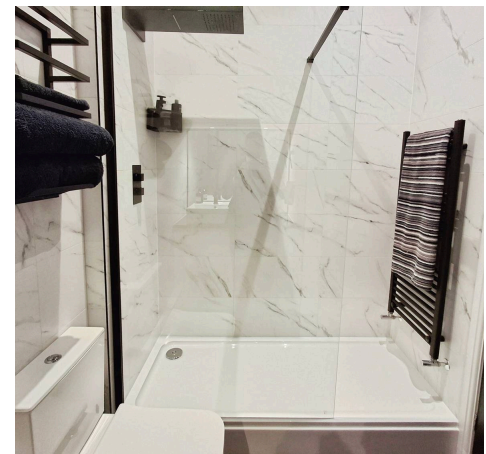
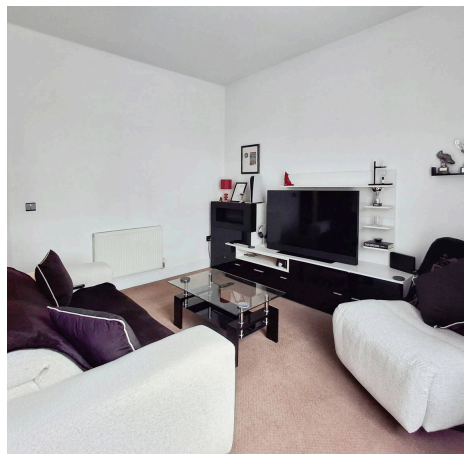
Externally, the property benefits from highly sought-after off-road parking — a particularly valuable feature for a home located in the town centre. To the rear, residents can enjoy access to a well-maintained communal garden, providing a pleasant outdoor space to relax and unwind.

A further significant advantage is the property's exceptionally economical running costs. The apartment is offered with no monthly service charge and no ground rent, with only a shared contribution towards the annual buildings insurance required.

Combining a central location, practical accommodation, private parking and exceptionally low ongoing costs, this property represents an attractive opportunity for a range of buyers.

Council Tax band: A

Tenure: Leasehold



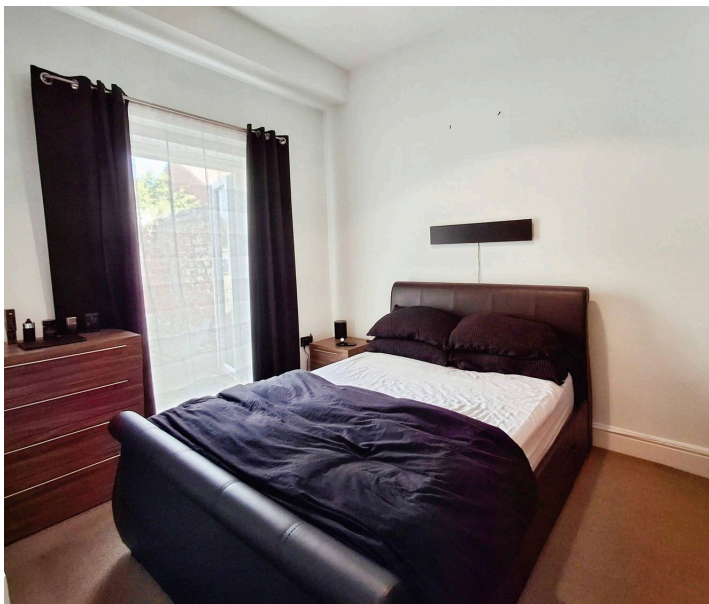


Lounge Diner
13' 9" x 14' 6" (4.19m x 4.42m)

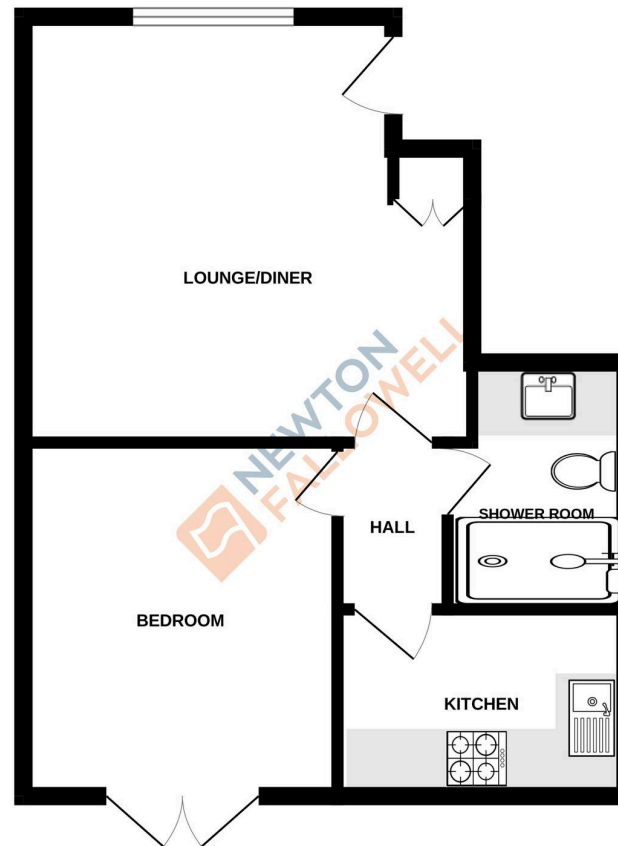
Kitchen
6' 0" x 9' 3" (1.84m x 2.82m)

Shower Room
8' 0" x 5' 9" (2.43m x 1.75m)

Bedroom
11' 10" x 9' 3" (3.61m x 2.82m)



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 423 sq.ft. (39.3 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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