

4 EAGLE ROAD, BOURNE, PE10 0BF



£230,000 OFFERS IN EXCESS OF

"Deceptively spacious family home"

- SPACIOUS SEMI DETACHED HOUSE
- WITHIN EASY ACCESS TO SCHOOLS AND BOURNE TOWN CENTRE
- SHOW HOME CONDITION THROUGHOUT
- THREE BEDROOMS AND ENSUITE
- KITCHEN BREAKFAST ROOM & CLOAKROOM
- DUAL ASPECT LOUNGE
- SOUTHERLY FACING REAR GARDEN
- GARAGE AND PARKING
- POPULAR LOCATION WITHIN A MODERN DEVELOPMENT
- COUNCIL TAX C - EPC ENERGY RATING C



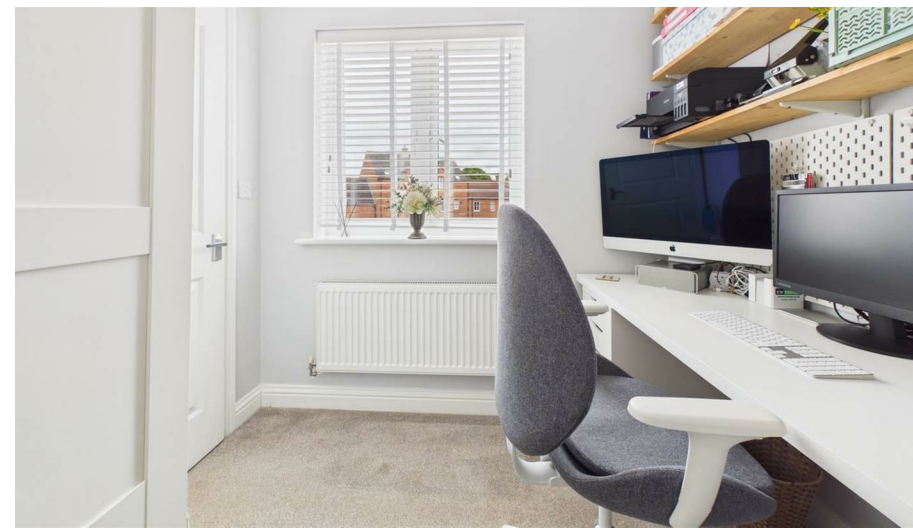
PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer to the market this well presented family home, within a popular modern development close to local shops, schools and a bus stop on the South side of Bourne, allowing easy access to Peterborough and the A15.

The property has a light and airy kitchen/breakfast, cloakroom and a dual aspect lounge. Upstairs there are three bedrooms, main with an ensuite and a family bathroom.

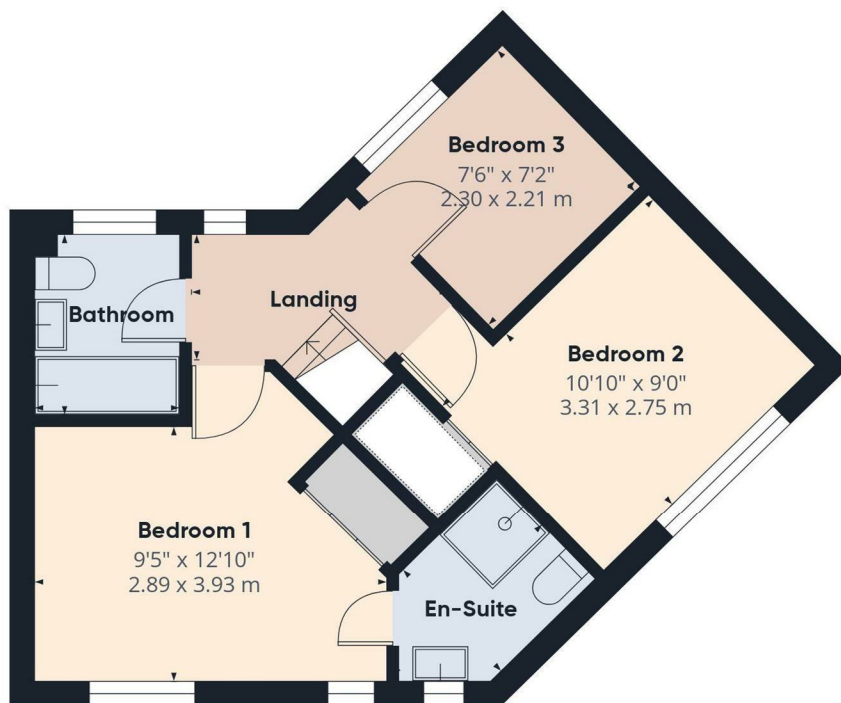
Outside there is a Southerly facing rear garden and gated access to the garage and parking area.

🛏 3 Bedrooms 🚿 2 Bathroom 🪑 1 Reception

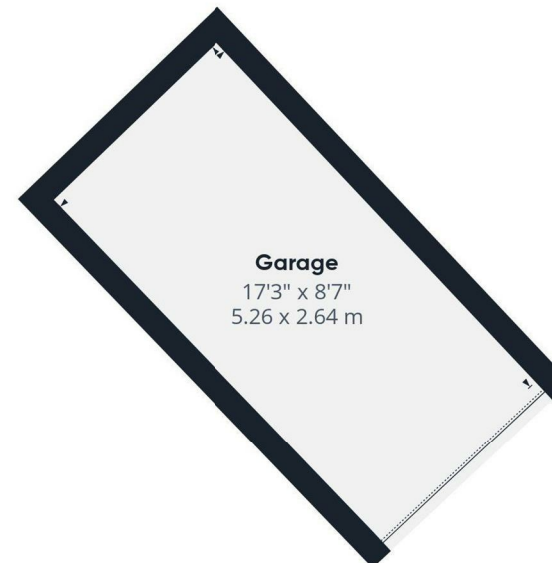




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

968 ft²

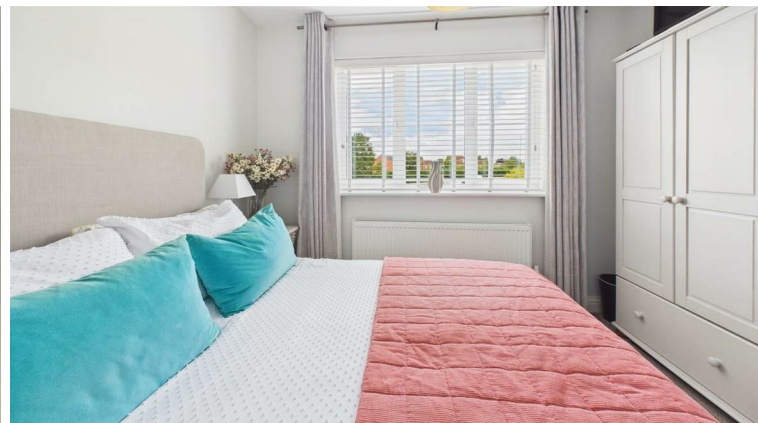
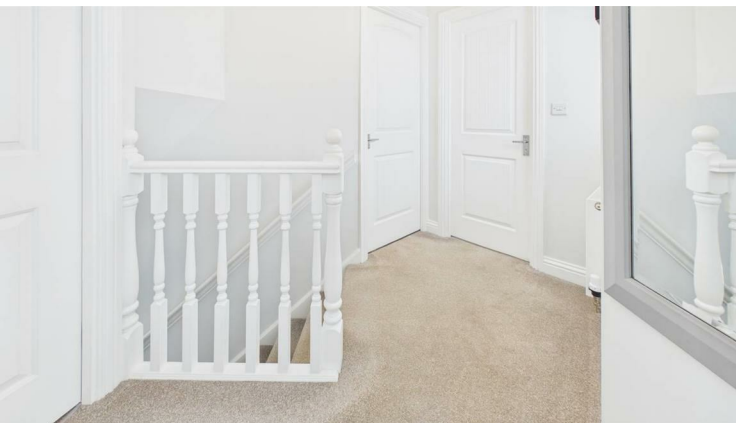
89.9 m²

(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.

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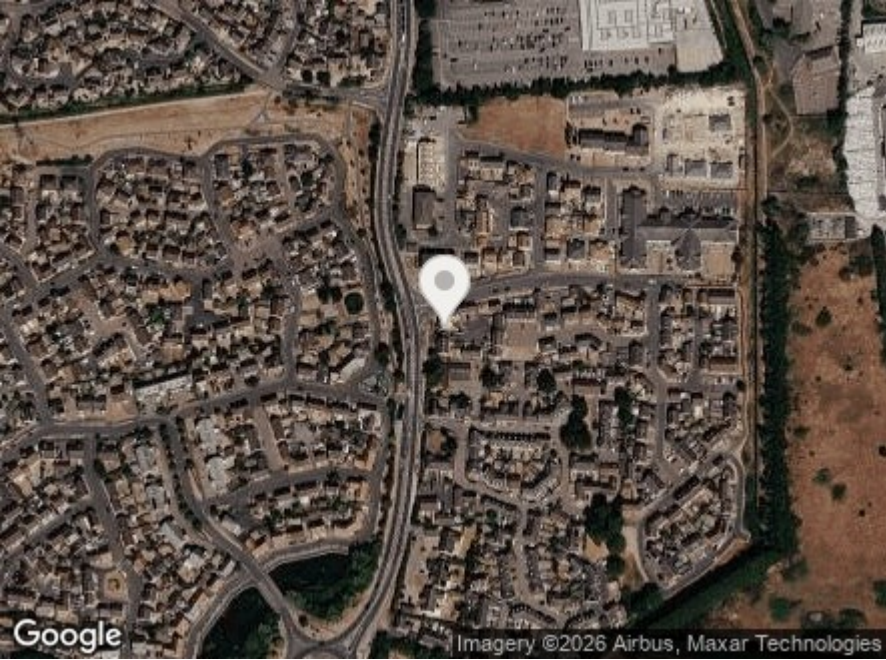
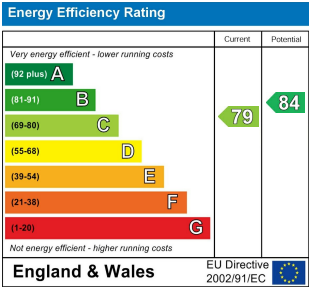


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: C

For the MATERIAL INFORMATION REPORT on this property select the link - 30730297

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.

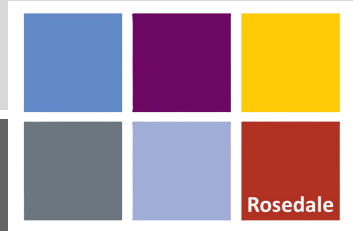
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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