

10 BALDWIN GROVE, BOURNE, PE10 9TQ



£165,000 OFFERS IN EXCESS OF

"Semi detached home with single garage and no onward chain"

- SEMI DETACHED HOUSE
- TWO BEDROOMS
- NO ONWARD CHAIN
- SOUTH FACING ENCLOSED REAR GARDEN
- CLOSE TO TOWN CENTRE AND SCHOOLS
- RECENTLY REFITTED BATHROOM
- SINGLE GARAGE
- DRIVEWAY PARKING
- IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY
- COUNCIL TAX BAND B - EPC ENERGY RATING C



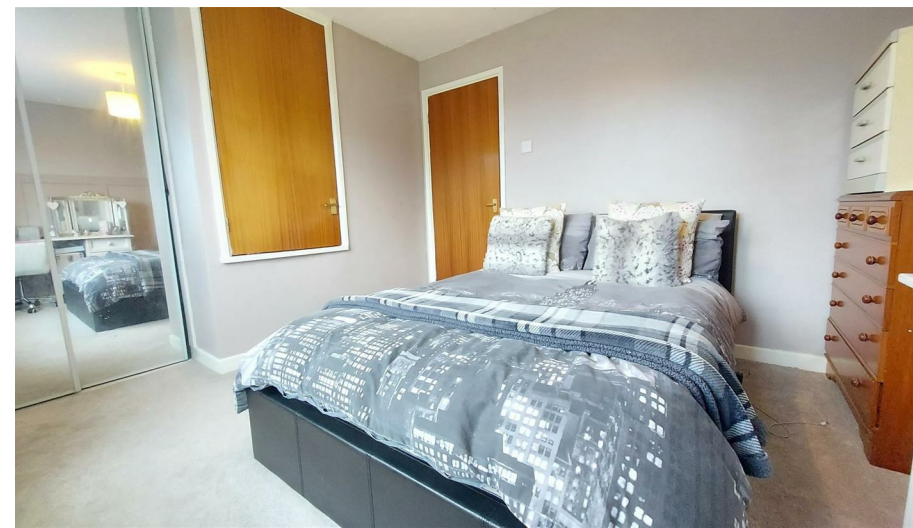
PROPERTY HIGHLIGHTS

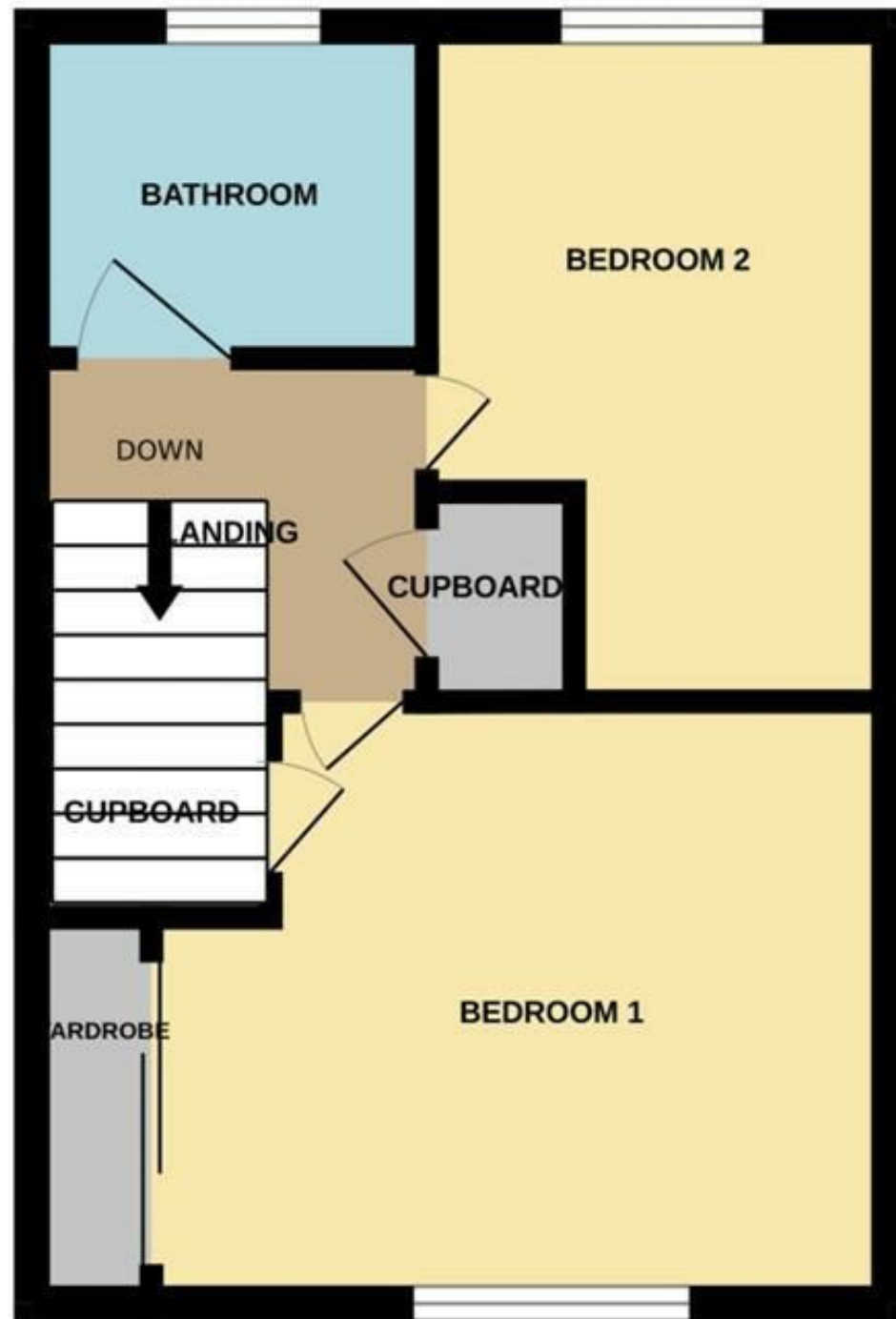
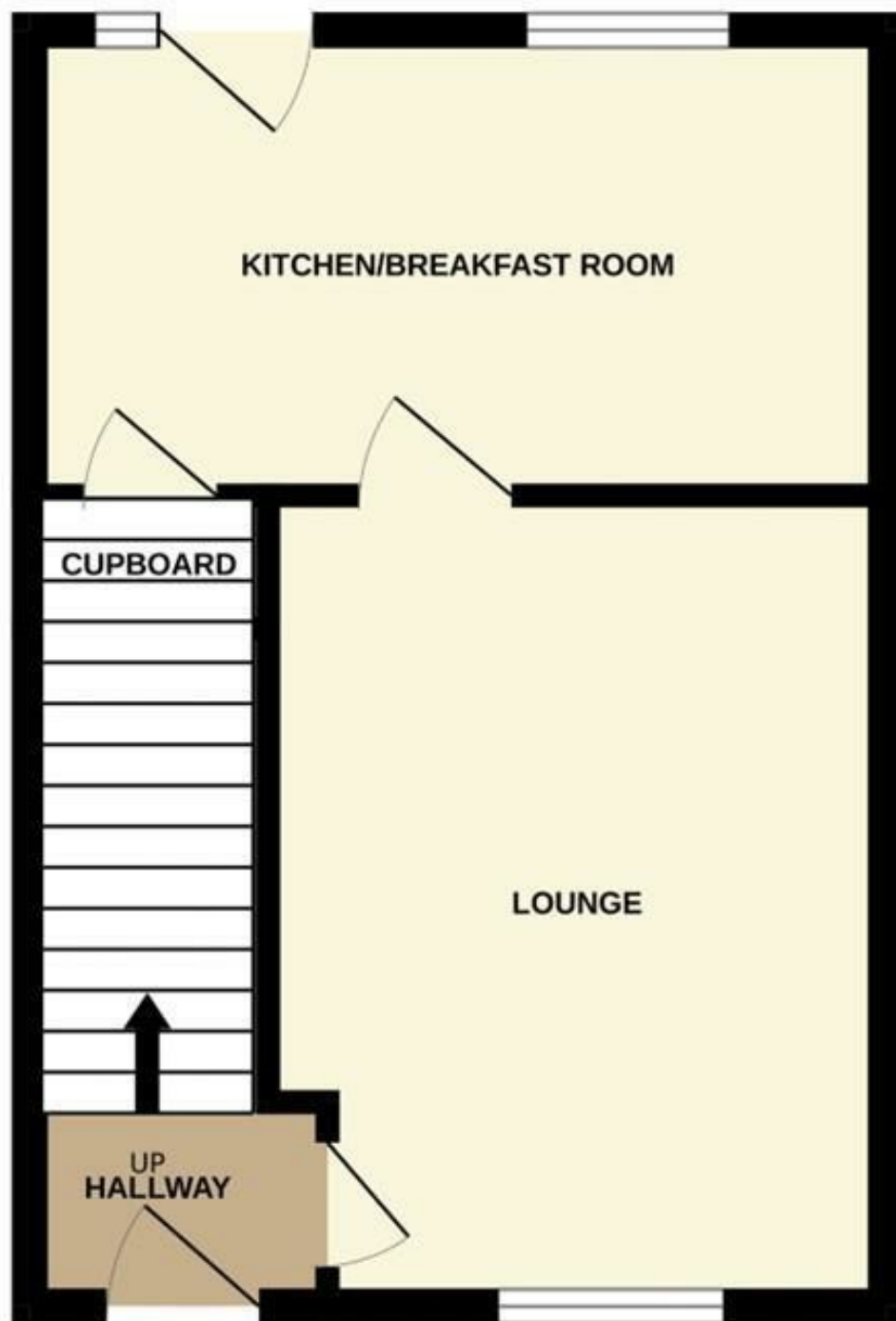
Rosedale Property Agents are delighted to offer this excellent semi detached house situated in a cul-de-sac location within walking distance of Bourne town centre with all its amenities and local primary and senior schools.

The property is ideal for investors and first time buyers, with strong tenant appeal and an estimated rental income of approximately £900 per calendar month, offering an attractive potential yield.

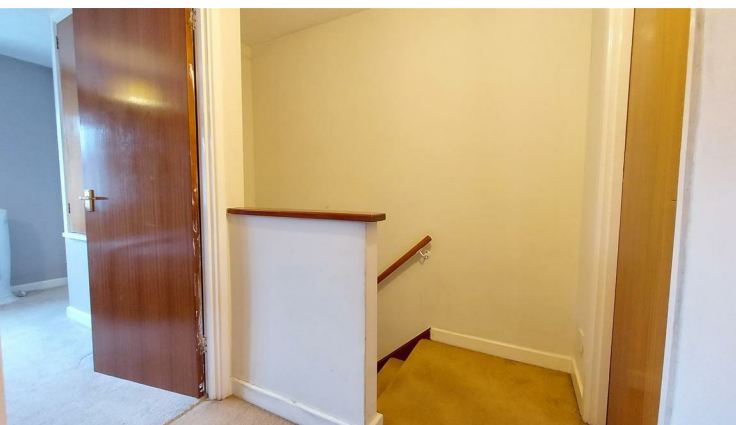
The accommodation offers a good size lounge and kitchen breakfast on the ground floor whilst upstairs there are two double bedrooms and a recently refitted bathroom. Outside, the house benefits from a South facing enclosed rear garden and a driveway to the side leading to the single garage.

🛏 2 Bedrooms 🚿 1 Bathroom 🪑 1 Reception









SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30156915

Or alternatively speak to your Rosedale agent who will be able to help you.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

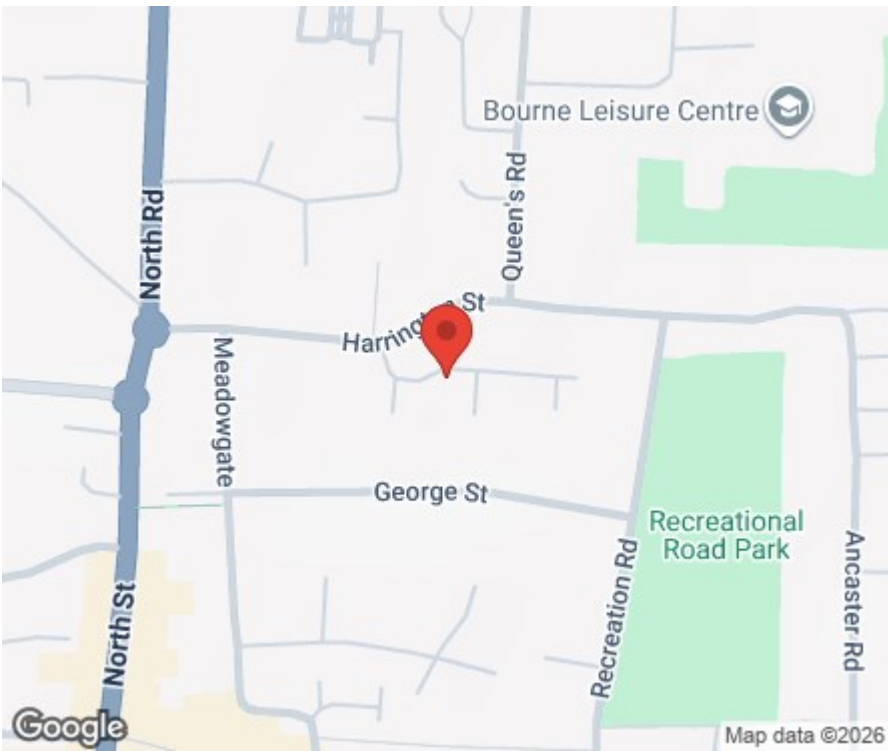
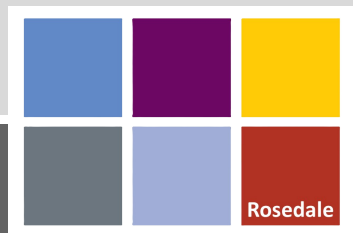
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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