Rosedale

3 TAUNTON ROAD, BOURNE, PE10 0XE

£200,000 OFFERS IN EXCESS OF

"Great first-time buyers home"

- THREE BEDROOMS
- SIDE BY SIDE PARKING FOR TWO CARS
- LOUNGE/DINER
- STYLISH KITCHEN/BREAKFAST
- NO ONWARD CHAIN
- WELL MAINTAINED AND PRESENTED THROUGHOUT
- POPULAR FIRST TIME BUYER HOME
- WITHIN EASY ACCESS TO BOURNE CENTER
- ENSUITE AND BATHROOM
- EPC ENERGY RATING B - COUNCIL TAX BAND B

PROPERTY HIGHLIGHTS

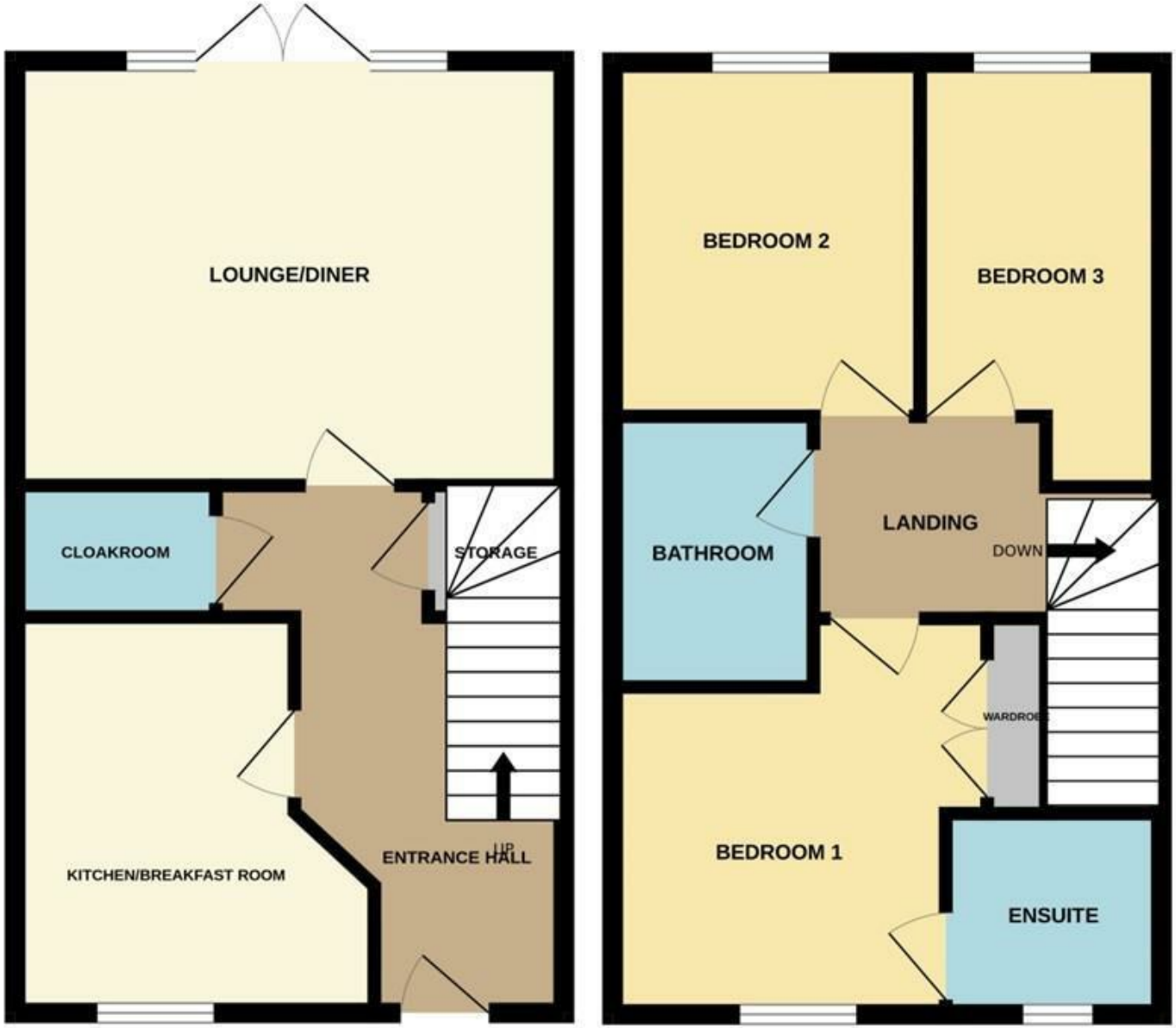
Rosedale Property Agents are delighted to present to the market this well-presented property, situated within the popular modern development of Elsea Park.

Offered with no onward chain, this home is ideal for first-time buyers and young families alike. Elsea Park continues to be a highly desirable location, benefiting from excellent access to local schools, amenities, and green spaces. The property also benefits from two side-by-side parking spaces, adding further convenience.

This lovely home offers three bedrooms, including a main bedroom with ensuite, a stylish modern kitchen/breakfast room, cloakroom, and a lounge overlooking the rear garden. Externally, the property benefits from parking to the front and a fully enclosed rear garden, creating a safe and private outdoor space. To fully appreciate this fantastic opportunity, viewings are highly recommended. EPC Energy Rating: B | Council Tax Band: B

Agents Note:
As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.

3 Bedrooms 2 Bathroom 1 Reception


LOUNGE/DINER
CLOAKROOM
STORAGE
KITCHEN/BREAKFAST ROOM
ENTRANCE HALL
UP
BEDROOM 2
BEDROOM 3
BATHROOM
LANDING
DOWN
WARDROBE
BEDROOM 1
ENSUITE

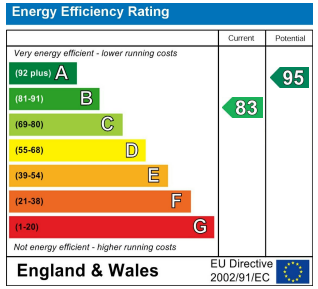
STAR WARS

SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30072362

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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