

18 Essex Way, Bourne

£240,000

NEWTON FALLOWELL

# 18 Essex Way

## Bourne

Situated in a convenient location within walking distance of Bourne town centre, local amenities and schools, this three-bedroom semi-detached family home offers spacious and versatile accommodation, making it an ideal choice for families, first-time buyers or anyone looking to settle in a well-connected location.

The ground floor comprises a welcoming entrance hall, a spacious lounge providing an ideal space to relax and unwind, and a separate dining room perfect for family meals and entertaining. The modernised kitchen offers a practical and stylish space for everyday living, while a convenient downstairs WC adds further practicality.

To the first floor, the property benefits from three well-proportioned bedrooms, a landing area and a modernised family bathroom, creating comfortable accommodation for the whole family.

Externally, the property boasts off-road parking to the side, leading to a detached garage, providing valuable additional storage and parking options.

Being sold with **no onward chain**, this property offers the opportunity for a potentially smoother purchase and is ready for its next owners to make it their own.

**A property that really needs to be viewed to fully appreciate everything on offer.** With its convenient location, three-bedroom accommodation, modernised kitchen and bathroom, and useful off-road parking and detached garage, early viewing is highly recommended to avoid missing out on this fantastic opportunity in Bourne.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

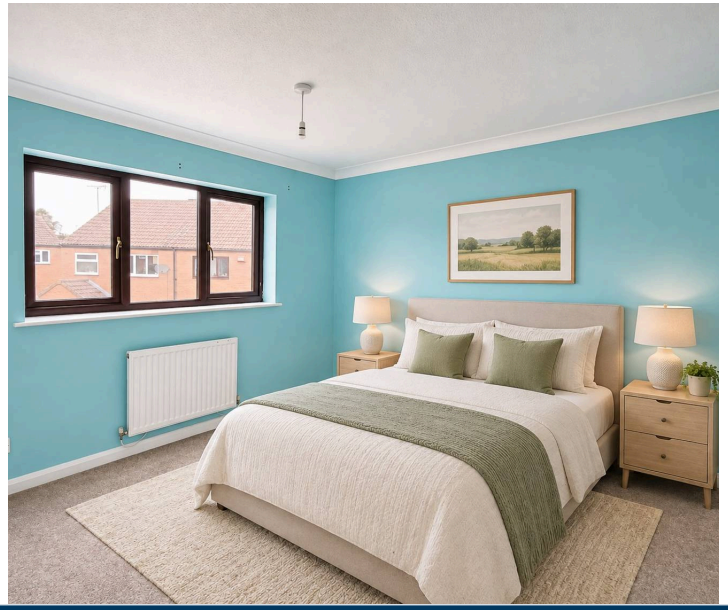













**Entrance Hall**
6' 6" x 4' 5" (1.99m x 1.35m)

**Lounge**
15' 5" x 13' 11" (4.71m x 4.23m)

**Dining Room**
7' 9" x 8' 7" (2.37m x 2.62m)

**Kitchen**
7' 9" x 8' 1" (2.37m x 2.46m)

**Downstairs Wc**
5' 10" x 2' 8" (1.79m x 0.81m)

**Landing**

**Bedroom One**
12' 8" x 10' 5" (3.86m x 3.18m)

**Bedroom Two**
10' 8" x 10' 6" (3.26m x 3.19m)

**Bedroom Three**
6' 3" x 8' 6" (1.91m x 2.59m)

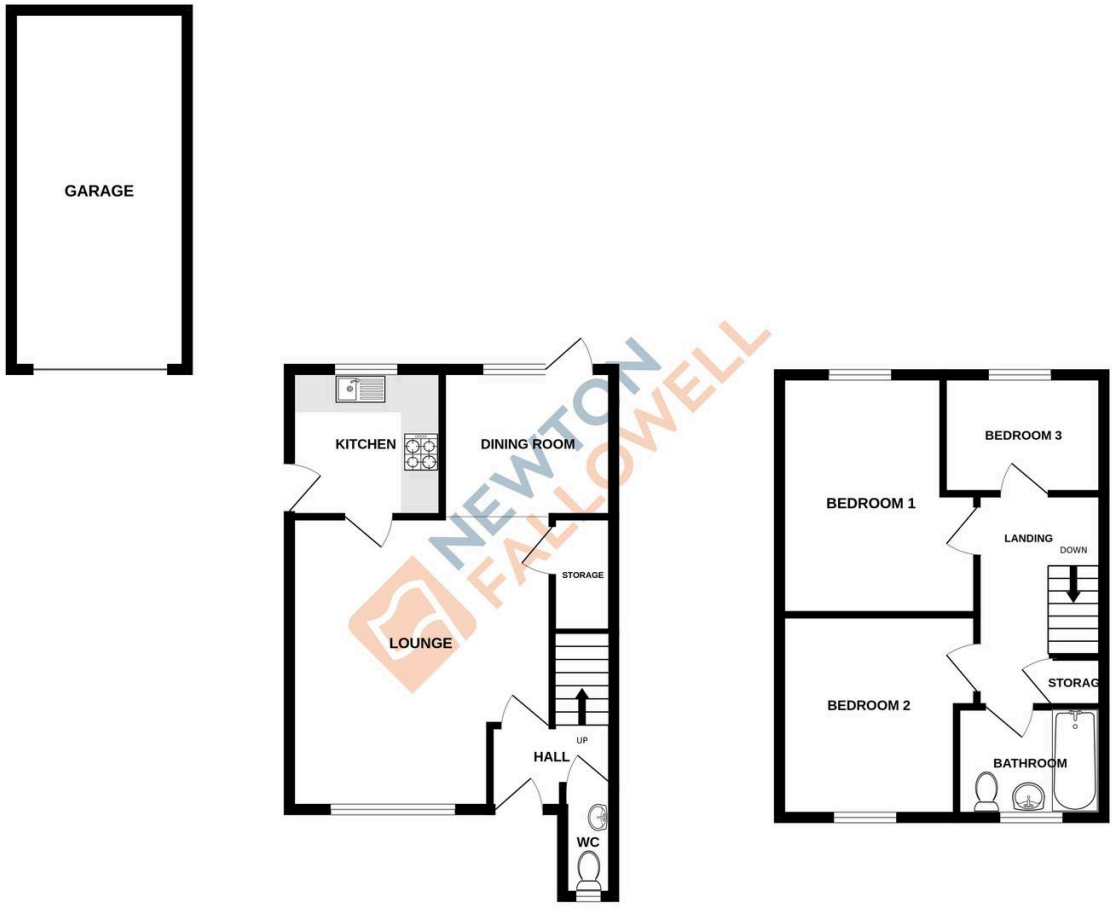
**Bathroom**
5' 10" x 6' 8" (1.78m x 2.03m)

**Garage**
19' 0" x 9' 3" (5.78m x 2.83m)

**Agent note**
Some images have been enhanced via AI which differ to the property which is vacant. These enhancements include staged furniture and colour schemes.

GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.

1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.




TOTAL FLOOR AREA : 986 sq.ft. (91.6 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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Newton Fallowell - Bourne

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