Rosedale

8 CRAIGMORE CLOSE, BOURNE, PE10 2BN

£220,000

"Super location overlooking green space"

- IDEAL 1ST TIME BUY
- SUPER LOCATION OVERLOOKING GREEN SPACE
- MOST POPULAR AREA FOR YOUNG FAMILIES
- WITHIN EASY ACCESS TO SCHOOLS AND BOURNE TOWN CENTRE
- THREE BEDROOMS AND ENSUITE
- KITCHEN/BREAKFAST TO REAR OF THE PROPERTY
- DRIVEWAY PARKING TO SIDE OF PROPERTY
- THREE BEDROOMS
- CUL-DE-SAC LOCATION
- EPC ENERGY RATING B - COUNCIL TAX BAND B.

PROPERTY HIGHLIGHTS

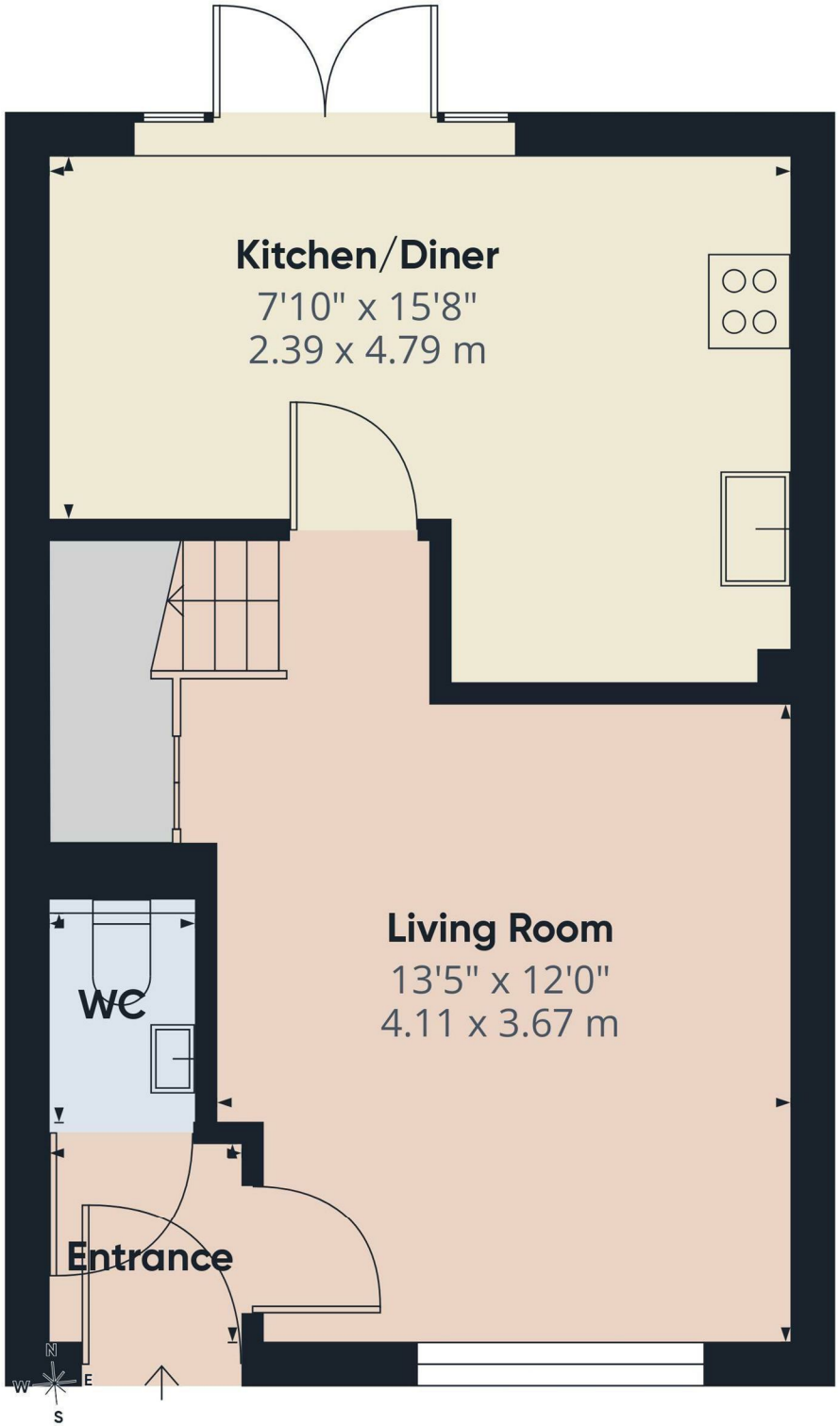
Rosedale Property Agents are delighted to offer to the market this modern semi-detached property, situated within a quiet cul-de-sac in the popular Elsea Park development.

Elsea Park is fast becoming one of the most popular places to live for young families, with the local primary school within walking distance and easy access to Bourne town centre.

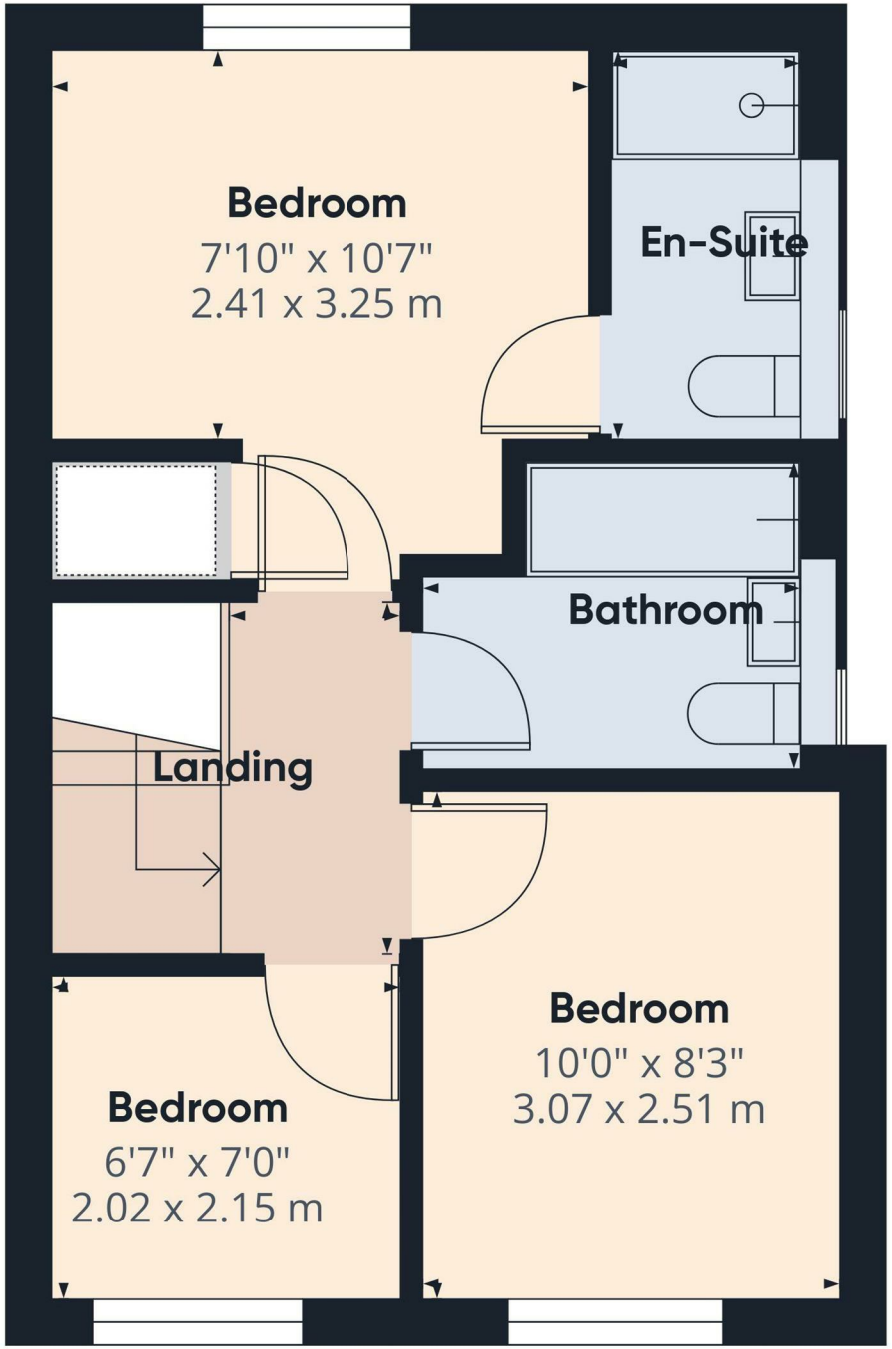
The property offers three bedrooms, with the main bedroom benefiting from an en-suite, along with a family bathroom. Outside, there is parking to the side of the property, with gated access to the rear garden.

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 3 Bathroom 1 Reception



Floor 0



Floor 1

Approximate total area(1)

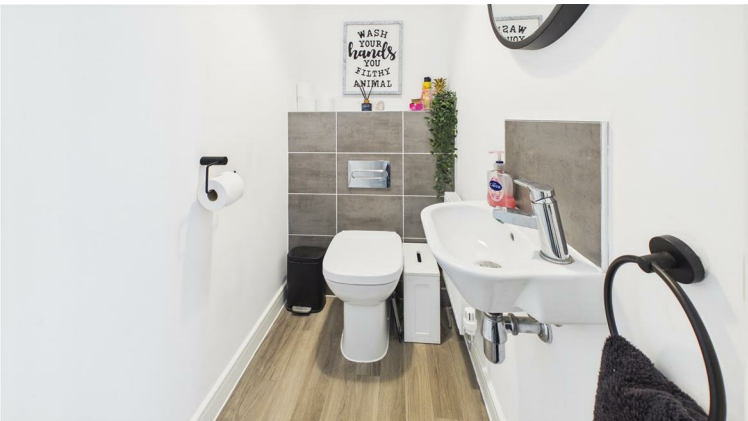
723 ft²

67.2 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.

GIRAFFE360

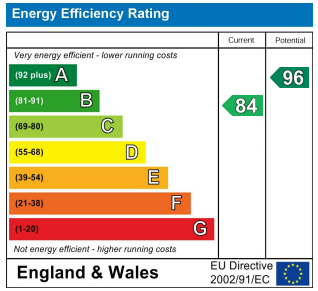

WASH
YOUR
hands
YOU
FILTHY
ANIMAL

SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 29561003

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.

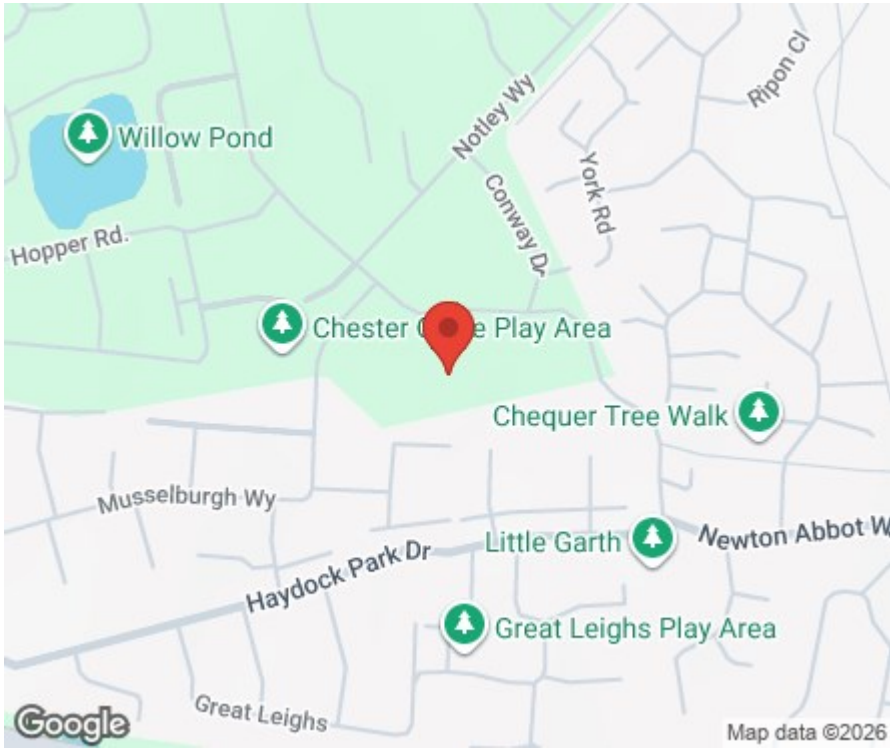
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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