

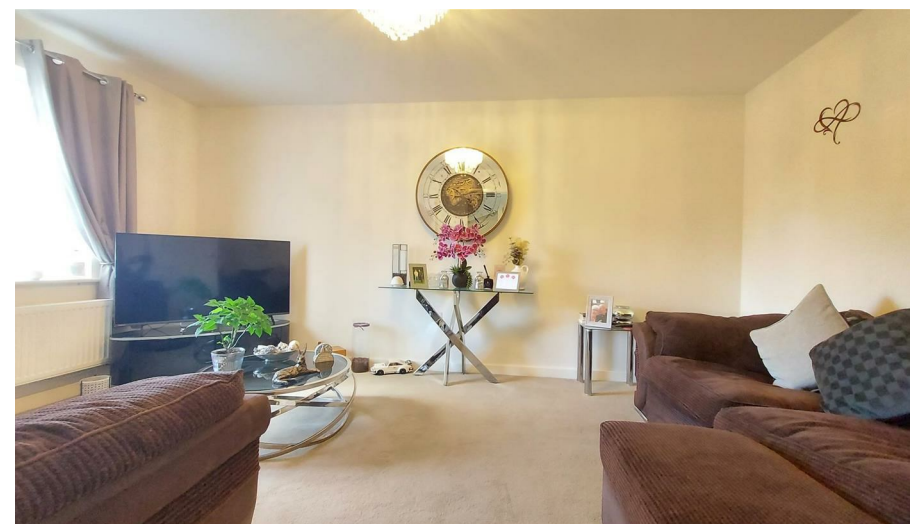
7 NEWMARKET AVENUE, BOURNE, PE10 0WT



£225,000 OFFERS IN EXCESS OF

"Ideal first time home with garage"

- MODERN SEMI DETACHED PROPERTY
- THREE BEDROOMS
- ENSUITE TO MASTER BEDROOM
- KITCHEN/BREAKFAST & CLOAKROOM
- VERY WELL PRESENTED THROUGHOUT
- WEST FACING REAR GARDEN
- IDEAL FIRST TIME BUYER HOME
- DRIVEWAY PARKING
- SINGLE GARAGE
- EPC - C / Council Tax Band - B



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer to the market this lovely Bluebell style property. This particular design is probably one of the most popular in the area.

There is a welcoming entrance hall, cloakroom, lounge, kitchen/breakfast overlooking the rear garden, three bedrooms, ensuite and built in wardrobe to the master bedroom

The property sits back from the road providing off road parking for a number of cars leading to the garage and benefits from a front garden.

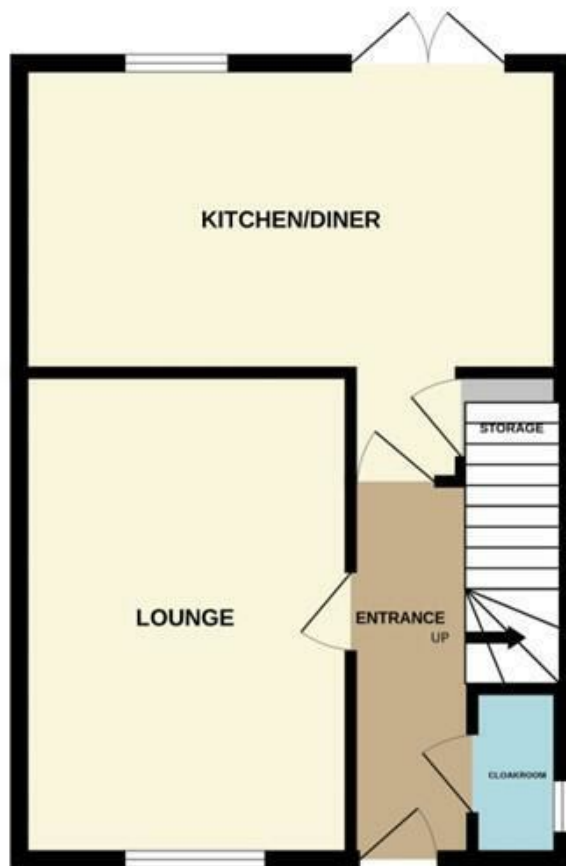
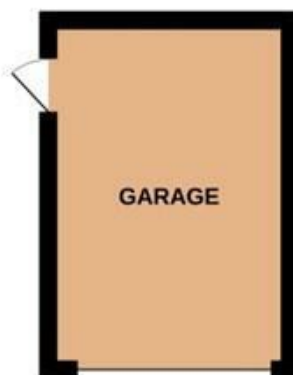
This well maintained property is within easy access to schools, local amenities and Bourne town centre.

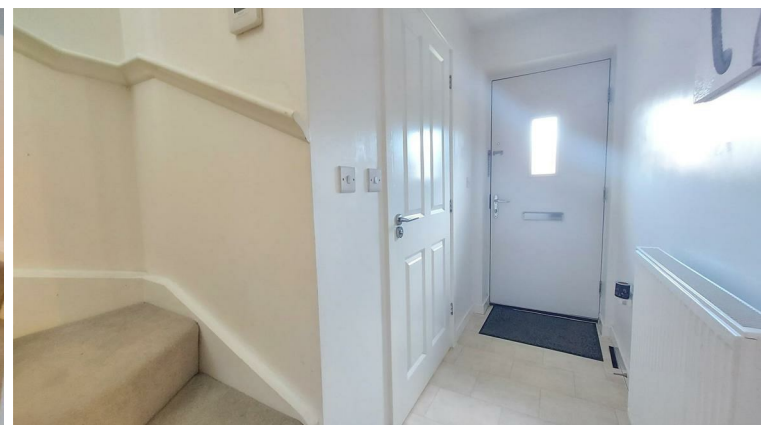
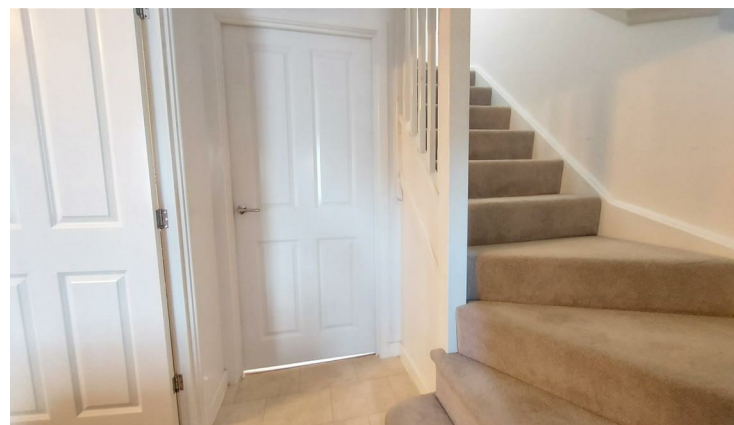
Agents Note:

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





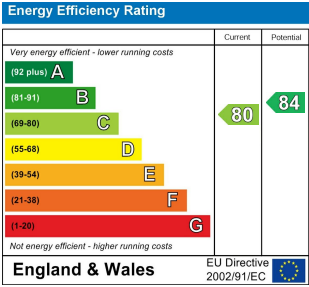


SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30459290

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.

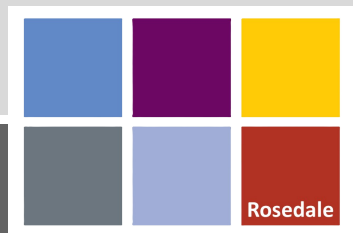
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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