



18 Warwick Close, Bourne, PE10 0WW

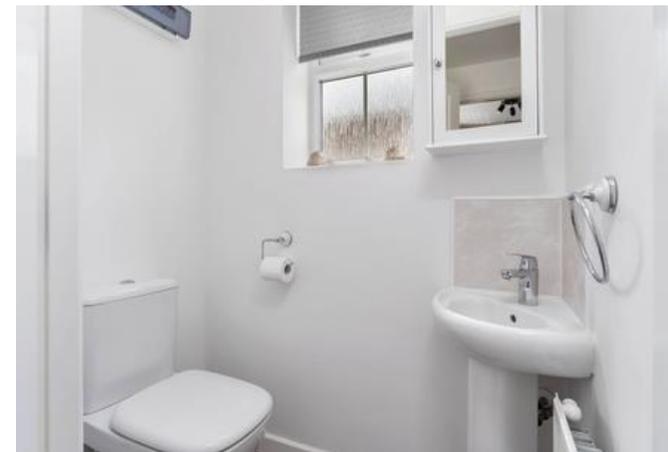
 **NEWTON FALLOWELL**



Key Features

- Ideal First Home / Investment Opportunity
- Extended Property
- Modern Fitted Kitchen
- Private Low Maintenance Garden
- 2 Large Double Bedrooms
- Off Road Parking
- Sort After Location
- EPC Rating C

£850 PCM





This lovely two bedroom terraced home built by David Wilson homes that would make an ideal first time purchase or a great investment property situated in a cul de sac location, this modern property offers downstairs cloakroom, lounge/diner, fitted kitchen, two bedrooms and family bathroom plus a sun lounge extension. Outside is an enclosed low maintenance rear garden and two allocated parking spaces.

This property offers a great recently re-fitted kitchen with built in appliances, excellent range of wall and base units, built in oven and hob with extractor fan above. A large double glazed window allows lots of natural light into the kitchen.

Going through the property you have a low level wc, wash hand basin with tiled splashback, radiator and UPVC double glazed frosted window.

A bright and spacious room with UPVC double glazed French doors leading into the Sun lounge. In addition a large storage cupboard, radiator, power points situated around the room.



Upstairs there are two double bedrooms both with fitted wardrobes and a bathroom fitted suite including a wall mounted shower and glass screen, low level WC, wash hand basin, part tiled walls, heated towel rail and extractor fan.

Outside benefits from a south facing garden which is currently low maintenance due to it mainly being laid with patio slabs and gravel. Furthermore it is fully fenced in with a gate for side access.



Kitchen 2.00m x 2.97m (6'7" x 9'8")

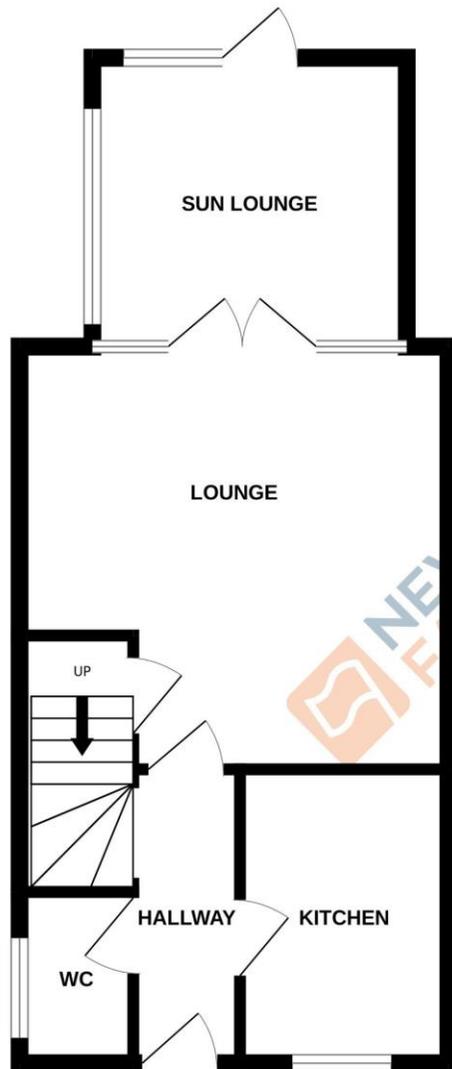
Lounge 4.32m x 4.13m (14'2" x 13'6")

Sun Lounge 3.14m x 2.94m (10'4" x 9'7")

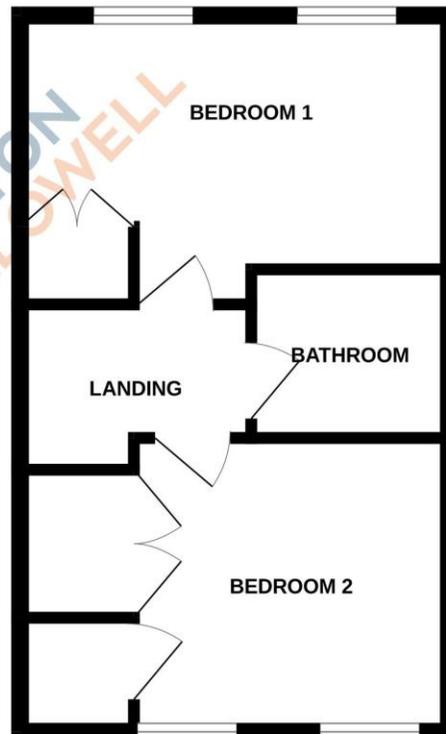
Bedroom 1 4.12m x 2.84m (13'6" x 9'4")

Bedroom 2 3.21m x 2.59m (10'6" x 8'6")





GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.

TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.