

Rosedale

8 TOWCESTER COURT, BOURNE, PE10 2AN



£260,000 OFFERS IN EXCESS OF

"Well maintained modern family home"

- MODERN DETACHED FAMILY HOME
- KITCHEN/DINER TO REAR OF THE PROPERTY
- THREE BEDROOMS AND ENSUITE
- VERY WELL MAINTAINED THROUGHOUT
- CORNER PLOT
- EV CHARGER AND DRIVEWAY PARKING
- CLOSE TO LOCAL AMENITIES
- RECENTLY LAID EXTENSIVE FLAGSTONE PATIO
- POPULAR LOCATION WITHIN ELSEA PARK
- EPC ENERGY RATING B - COUNCIL TAX BAND C



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer to the market this delightful detached house within the popular area of Elsea Park. The property is ideal for any young family, boasting a spacious layout and a fantastic kitchen/diner to the rear, which opens onto the garden. The property is also conveniently located close to local amenities.

As you approach the house, you will notice the space surrounding the property, with ample parking and a driveway alongside the house. Inside, the generous living spaces are filled with natural light, creating a warm and inviting atmosphere.

The property features three bedrooms, with the principal bedroom benefiting from a modern en-suite. The bathrooms are tastefully finished, ensuring both style and functionality. Outside, the garden provides a lovely space for relaxation or entertaining, making it ideal for young children to play or for relaxing on the patio.

Located in the newer part of Elsea Park, this home is within easy reach of local schools, parks and shops, making it an excellent choice for families and professionals alike.

To fully appreciate this fantastic opportunity, viewings are highly recommended.

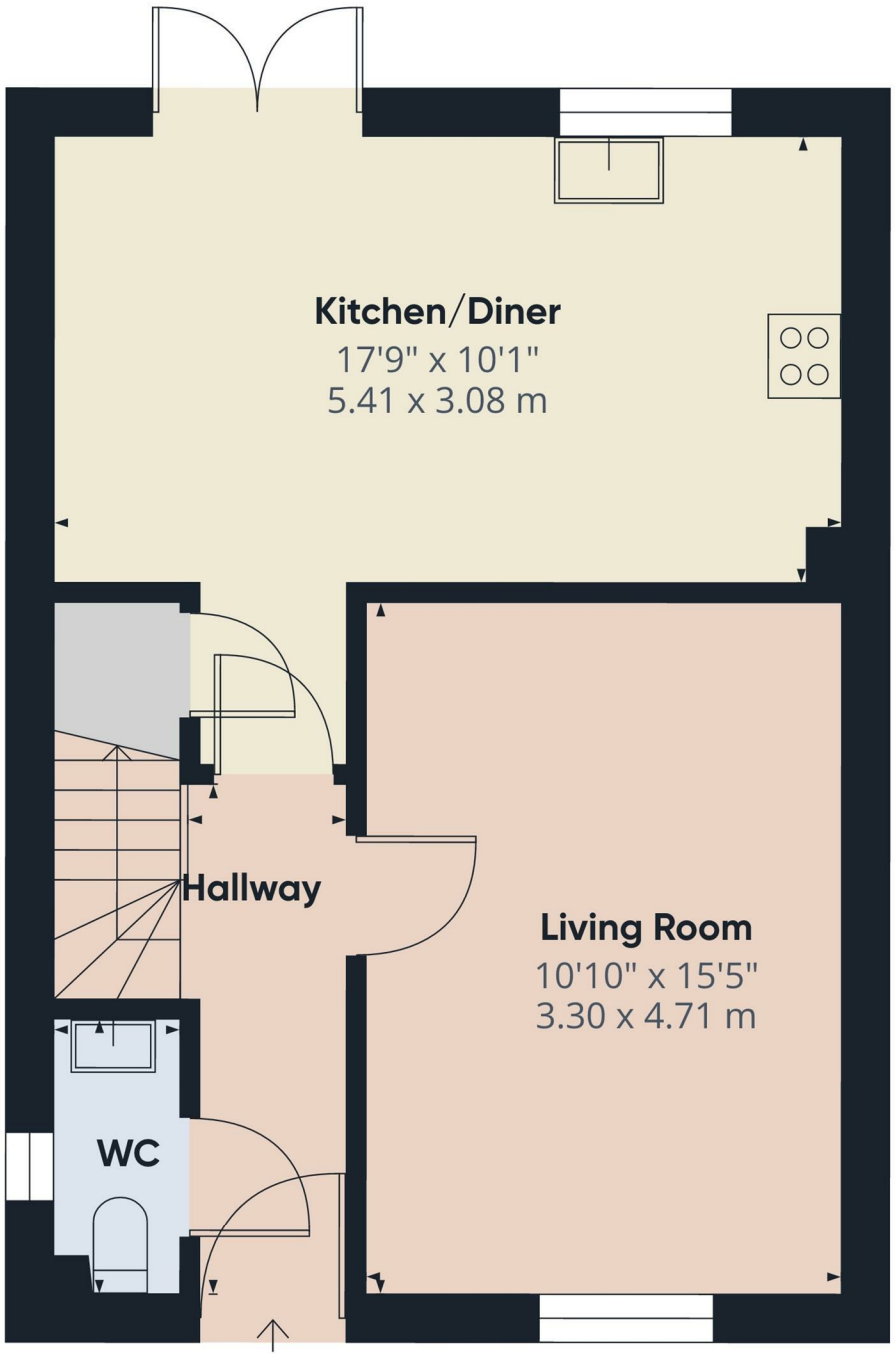
Agents Note: As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.

3 Bedrooms 1 Bathroom 2 Reception

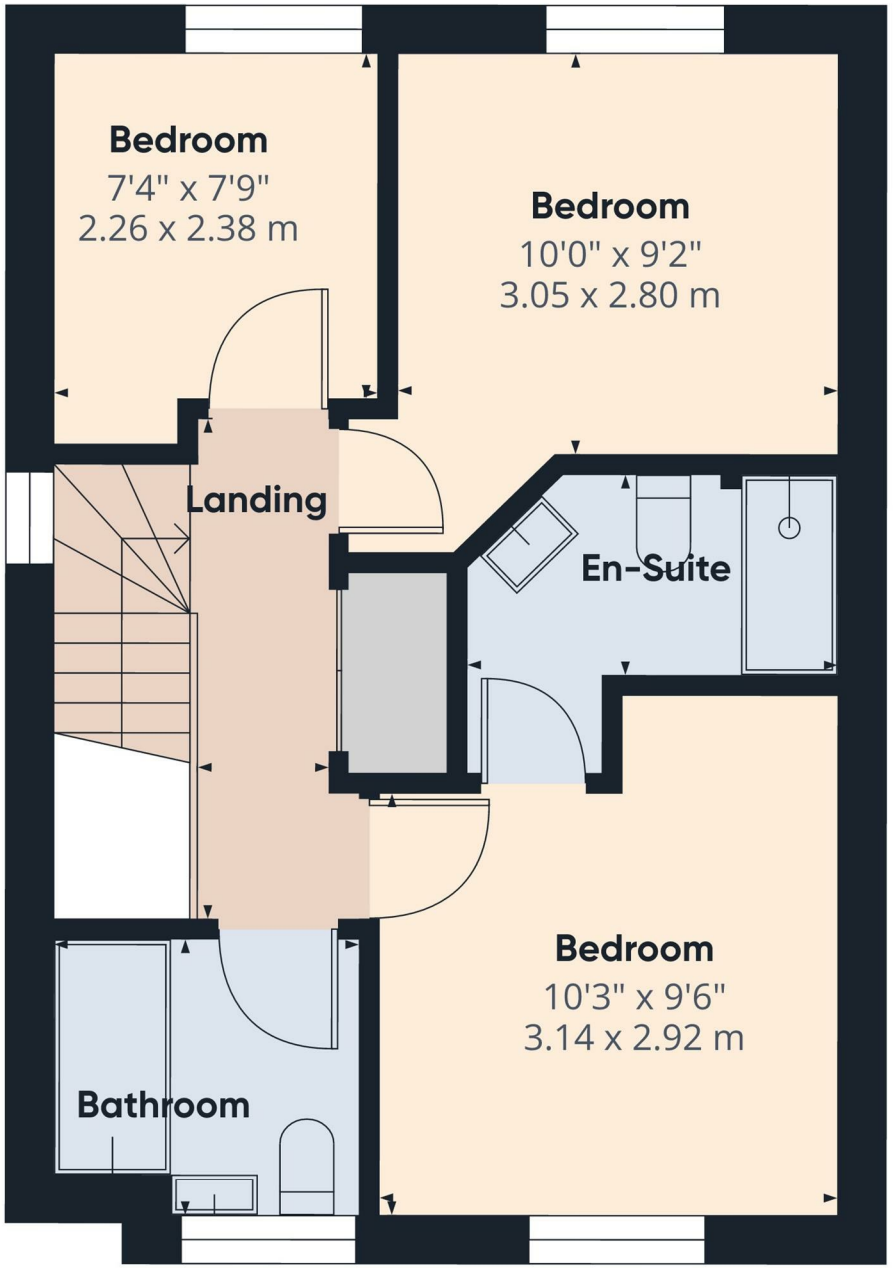








Floor 0



Floor 1

Rosedale

Approximate total area(1)

648 ft²

60.1 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.

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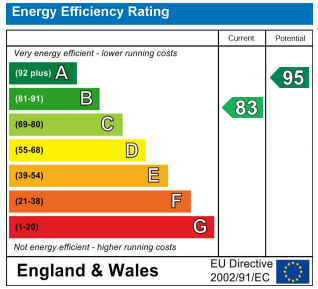


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** C

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

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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