Rosedale

2 THE GABLES, BOURNE, PE10 0FY

£340,000 OFFERS IN EXCESS OF

"Extensive three storey family home"

- SUBSTANTIAL THREE STOREY FAMILY HOME
- SIX BEDROOMS
- TWO RECEPTION ROOMS
- THREE ENSUITES
- KITCHEN/BREAKFAST ROOM
- WITHIN EASY ACCESS TO SCHOOLS AND AMENITIES
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING AREA
- TWIN GARAGE
- EPC ENERGY RATING C - COUNCIL TAX BAND E

PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer to the market this detached property located in the popular modern development of Elsea Park.

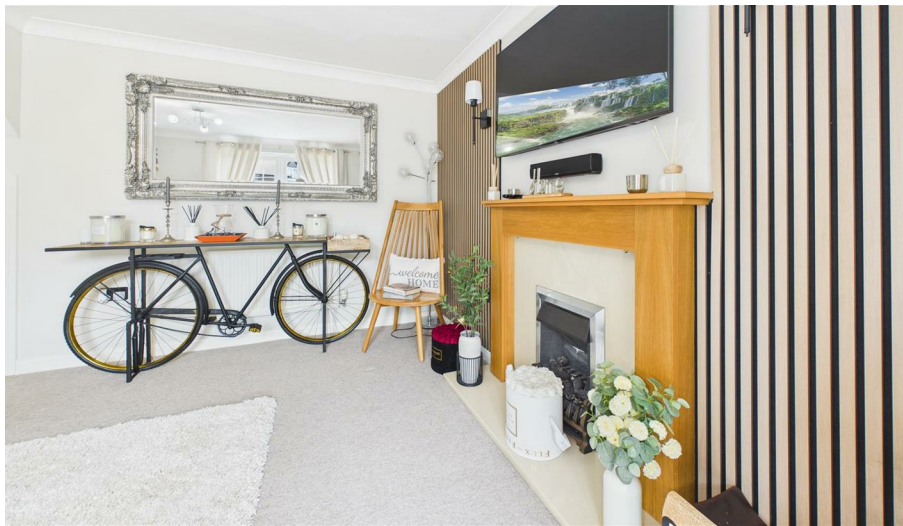
Situated on the outskirts and within easy access to local schools and amenities, this property is one of very few that were built with three ensuites, six bedrooms and two reception rooms.

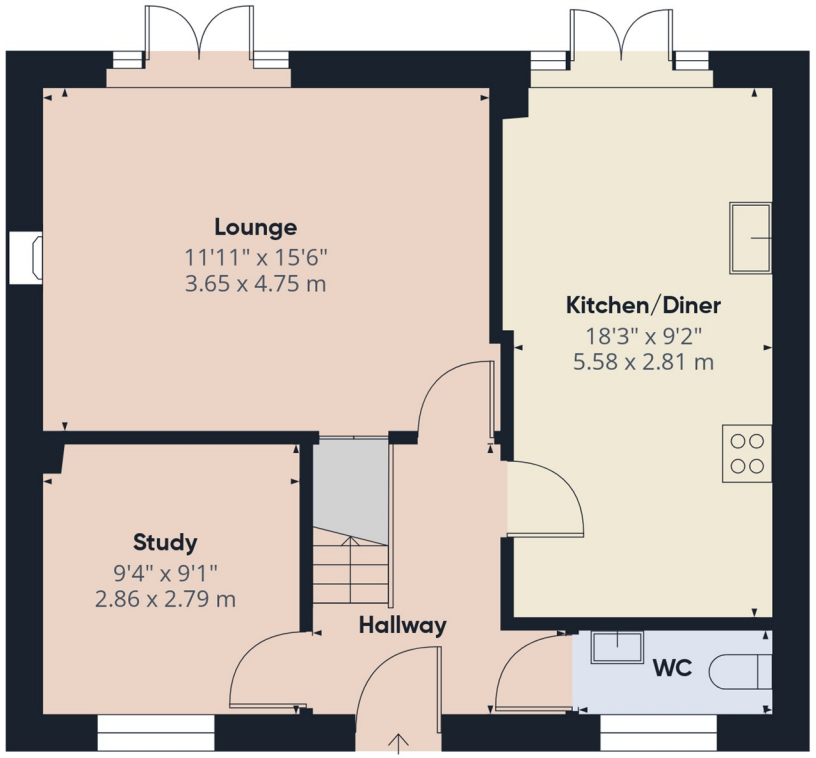
On entering the property there is a cloakroom, kitchen/breakfast with access to the garden, lounge and dining room. The first landing has four bedrooms, two ensuites and a family bathroom. The top floor has the main bedroom with ensuite and another double bedroom.

Outside there is a small gravelled front garden and a fully enclosed rear garden with gated access to the parking area. There are also two garages accessed via the rear of the property.

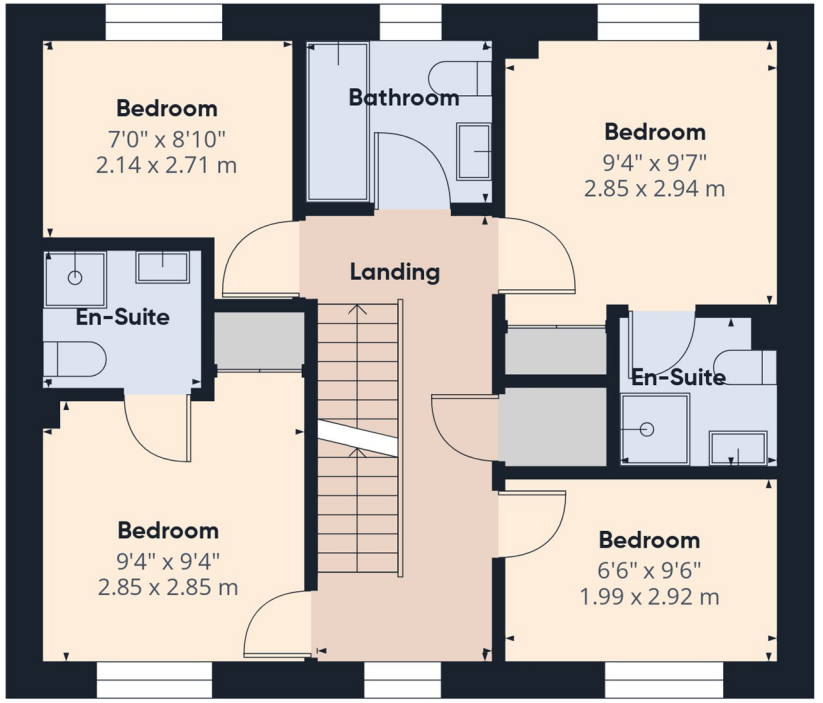
Agents Note:
As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.

6 Bedrooms 4 Bathroom 2 Reception

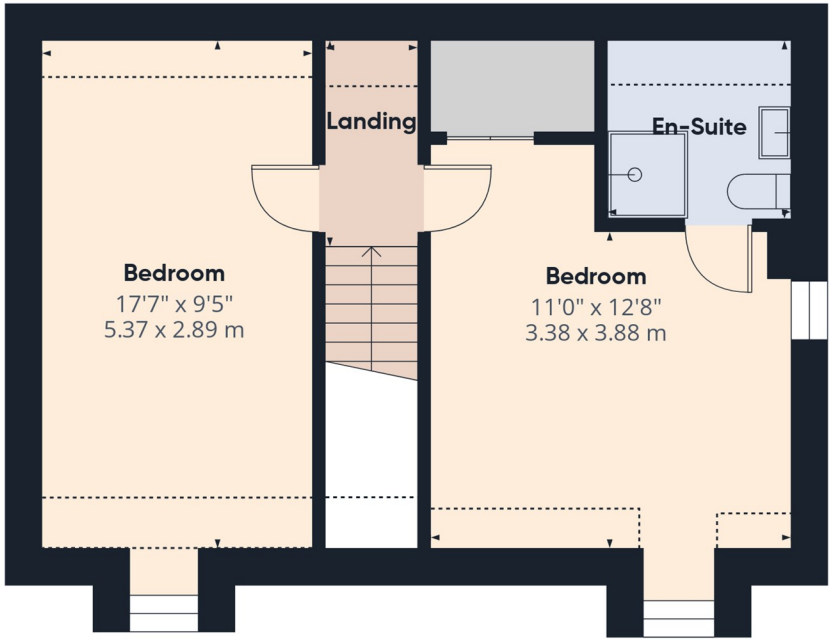




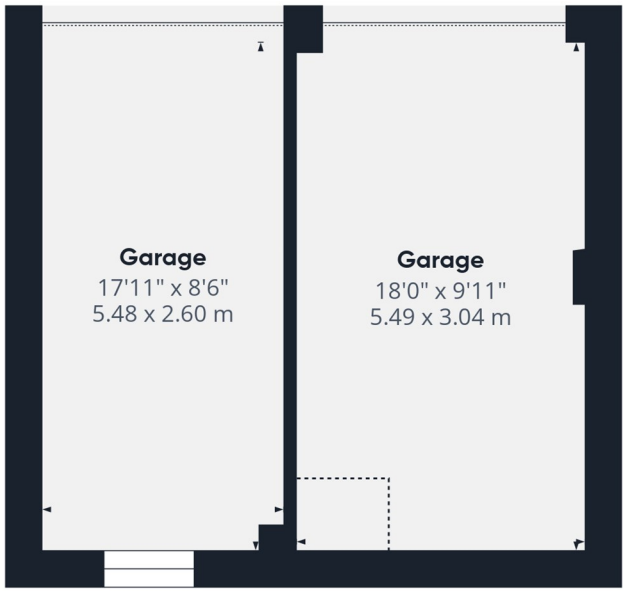
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Rosedale

Approximate total area(1)

1807 ft²

167.8 m²

Reduced headroom

64 ft²

6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

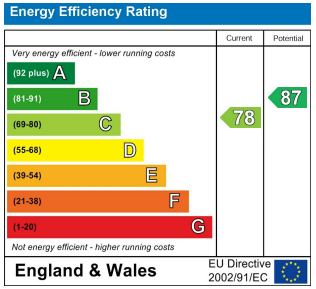
GIRAFFE360

SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** E

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30823593

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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