# 67 The Pollards, Bourne

Offers Over £110,000

NEWTON FALLOWELL

# 67 The Pollards

## Bourne

*** NO ONWARD CHAIN ***

This beautifully presented two-bedroom ground floor flat offers stylish open-plan living, an en-suite to the main bedroom, a modern family bathroom, and the added convenience of allocated parking.

Upon entering, the welcoming hallway provides access to the main living areas. The spacious and light-filled open-plan living and dining area seamlessly connects to a well-appointed kitchen, featuring generous storage and space for appliances. The principal bedroom benefits from an en-suite shower room, while the second bedroom is served by a contemporary three-piece family bathroom.

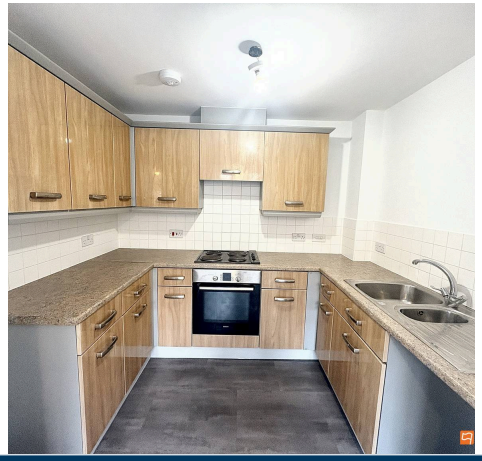
Externally, the property includes allocated parking

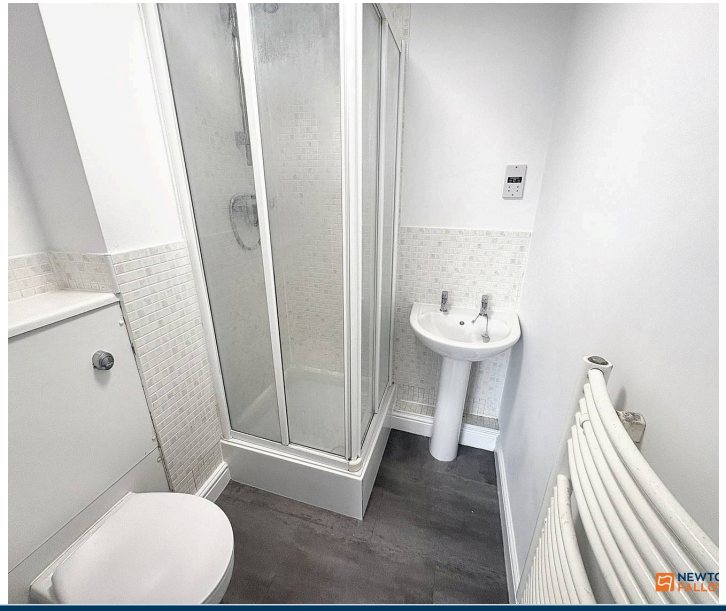
Council Tax band: A

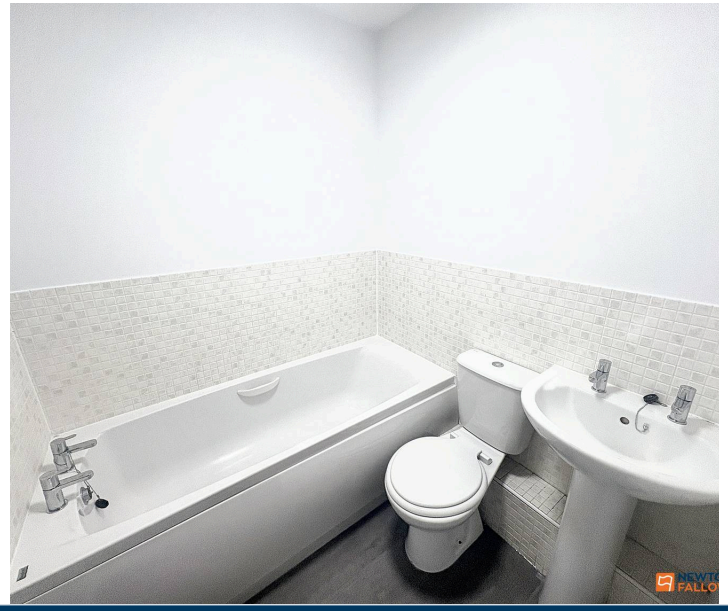
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







**Entrance Hall**

**Lounge Diner**
10' 3" x 23' 6" (3.12m x 7.17m)

**Kitchen**
7' 2" x 8' 7" (2.19m x 2.62m)

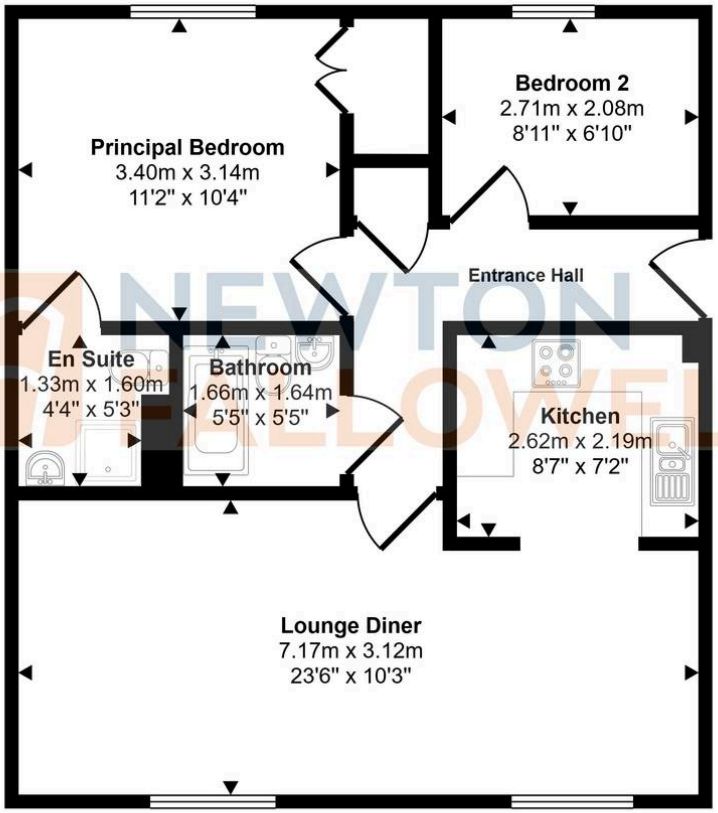
**Principal Bedroom**
9888' 5" x 11' 2" (3,014.00m x 3.40m)

**En-suite**
5' 3" x 4' 4" (1.60m x 1.33m)

**Bedroom Two**
6' 10" x 8' 11" (2.08m x 2.71m)

**Bathroom**
5' 5" x 5' 5" (1.64m x 1.66m)

**Approx Gross Internal Area**
**59 sq m / 636 sq ft**




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.


## Newton Fallowell - Bourne

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