



13 Austerby Close, Bourne, PE10 9HR

 **NEWTON FALLOWELL**



Key Features

- NO ONWARD CHAIN
- TWO BEDROOMS
- MID TERRACED
- Close to Local Amenities
- Perfect First Time Buyers Home or Great For Investment
- Enclosed Rear Garden
- Allocated Off Road Parking
- EPC Rating D
-

Offers in excess of £145,000





Situated in a quiet cul-de-sac in Bourne, this well presented two bedroom terraced home is ideal for first-time buyers or investors. Offering two double bedrooms and ground floor living space, this property is a must-see!

Upon entering, you are greeted by an entrance hall. To the right is the kitchen, fitted with both base and wall-mounted units, a sink with mixer tap, and space for freestanding appliances such as a fridge/freezer and washing machine. To the rear of the entrance hall is an understairs storage cupboard, and adjacent to this is the spacious lounge/dining area, featuring a door leading out to the garden.



Upstairs, there are two generously sized double bedrooms, with the principal bedroom offering ample space for wardrobes or additional storage. The bathroom comprises a wash basin, WC, and a bath with shower over head.

Outside, the rear garden is mainly laid to patio slabs, providing a low-maintenance space. There is also a gravelled area with a shed, and the garden is fully enclosed.



Entrance Hall

Lounge Diner 2.77m x 2.72m (9'1" x 8'11")

Kitchen 4.3m x 3.72m (14'1" x 12'2")

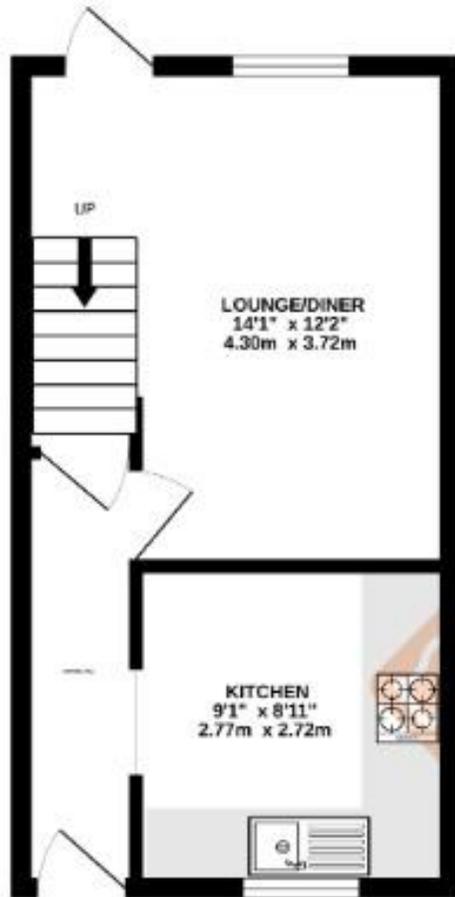
Landing

Bedroom One 3.5m x 2.78m (11'6" x 9'1")

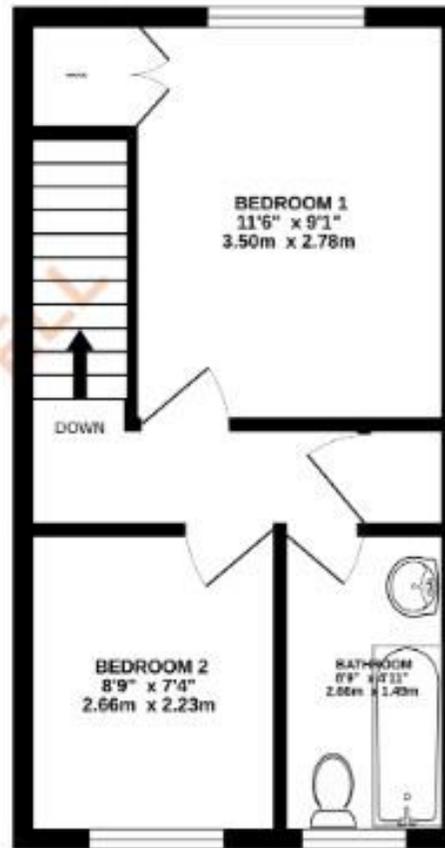
Bedroom Two 2.66m x 2.23m (8'8" x 7'4")

Bathroom 2.08m x 1.43m (6'10" x 4'8")

GROUND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



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TOTAL FLOOR AREA: 565 sq.ft. (52.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other built-in appliances 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 operation or efficiency can be given.
Newton Fallowell 01778 422567

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: A

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.