

Rosedale

52 HEREWARD STREET, BOURNE, PE10 9EX



£160,000

"Town centre location with no onward chain"

- END TERRACE HOUSE
- TWO BEDROOMS
- TOWN CENTRE LOCATION
- IDEAL FIRST TIME BUY/INVESTMENT PROPERTY
- ALLOCATED PARKING SPACE
- ENCLOSED REAR GARDEN
- NO ONWARD CHAIN
- IDEAL FOR LOCAL AMENTIES
- GOOD SIZE KITCHEN/BREAKFAST ROOM
- EPC ENERGY RATING C - COUNCIL TAX BAND A



PROPERTY HIGHLIGHTS

Situated on Hereward Street in Bourne, this delightful end-terrace house offers a perfect blend of comfort and convenience. With a modest yet well-designed layout, the property spans approximately 592 square feet, making it an ideal choice for first-time buyers, small families, or those seeking a cosy retreat.

The house features a welcoming reception room that provides a warm and inviting space for relaxation or entertaining guests. The two bedrooms are thoughtfully arranged, offering ample space for rest and personalisation. The bathroom is well-appointed, catering to all your daily needs.

Built in 1990, this property benefits from modern construction standards, ensuring a comfortable living environment. Additionally, the house includes allocated parking for one vehicle, a valuable asset in this desirable area.

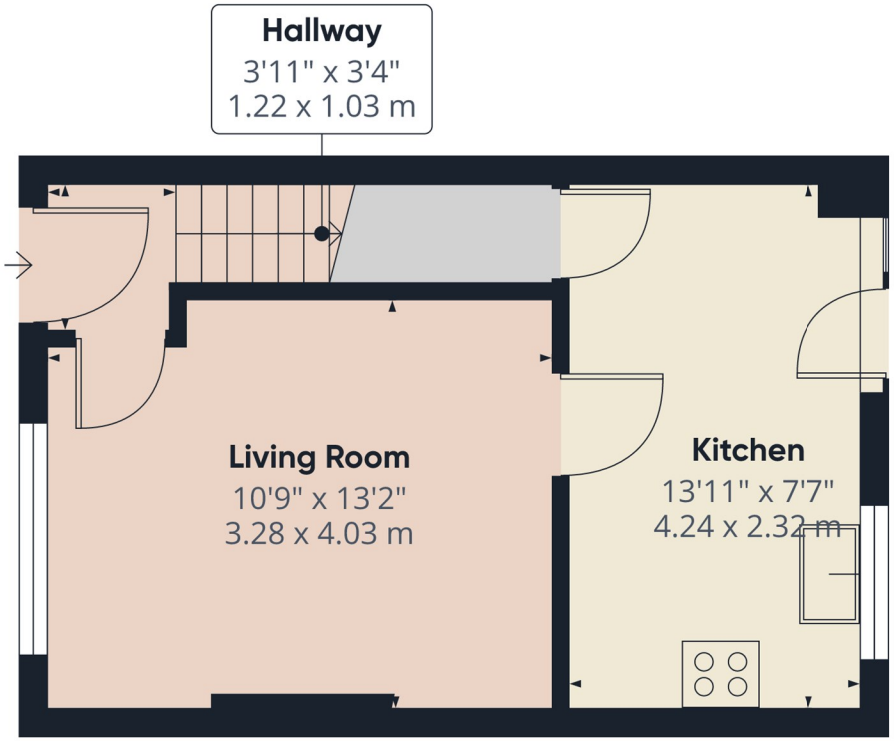
Situated in Bourne, residents will enjoy easy access to local amenities, schools, and parks, making it a wonderful place to call home. This property presents an excellent opportunity for those looking to settle in a friendly community while enjoying the benefits of a well-maintained home. Do not miss the chance to view this charming end-terrace house on Hereward Street.

2 Bedrooms 1 Bathroom 1 Reception

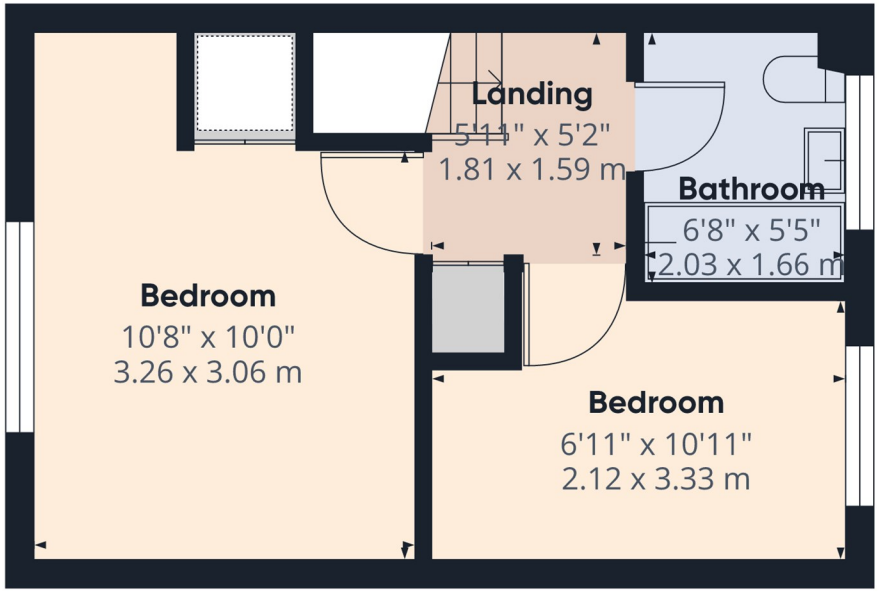








Floor 0



Floor 1



Approximate total area(1)

556 ft²

51.6 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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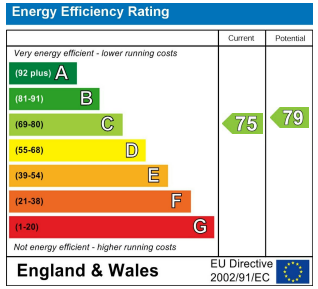


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** A

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.



Rosedale

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