

Rosedale

3 WEXFORD CLOSE, BOURNE, PE10 9GY



£350,000

"Deceptive three bedroom bungalow with private garden and garage"

- DETACHED BUNGALOW
- THREE BEDROOMS & ENSUITE
- KITCHEN / DINING ROOM
- PRIVATE SOUTH/EAST FACING GARDEN
- GARAGE WITH ELECTRIC DOOR
- NO CHAIN
- VERY WELL PRESENTED
- CLOSE TO AMENITIES
- QUITE CUL-DE-SAC
- EPC RATING - C /COUNCIL TAX BAND - D



PROPERTY HIGHLIGHTS

Situated on Wexford Close in the charming town of Bourne, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a warm and inviting space for relaxation and entertaining guests.

The bungalow features two modern bathrooms, ensuring that morning routines run smoothly for all occupants. The layout is thoughtfully designed, promoting a sense of openness and ease throughout the home.

For those with vehicles, the property includes parking space for two vehicles, adding to the practicality of this lovely home.

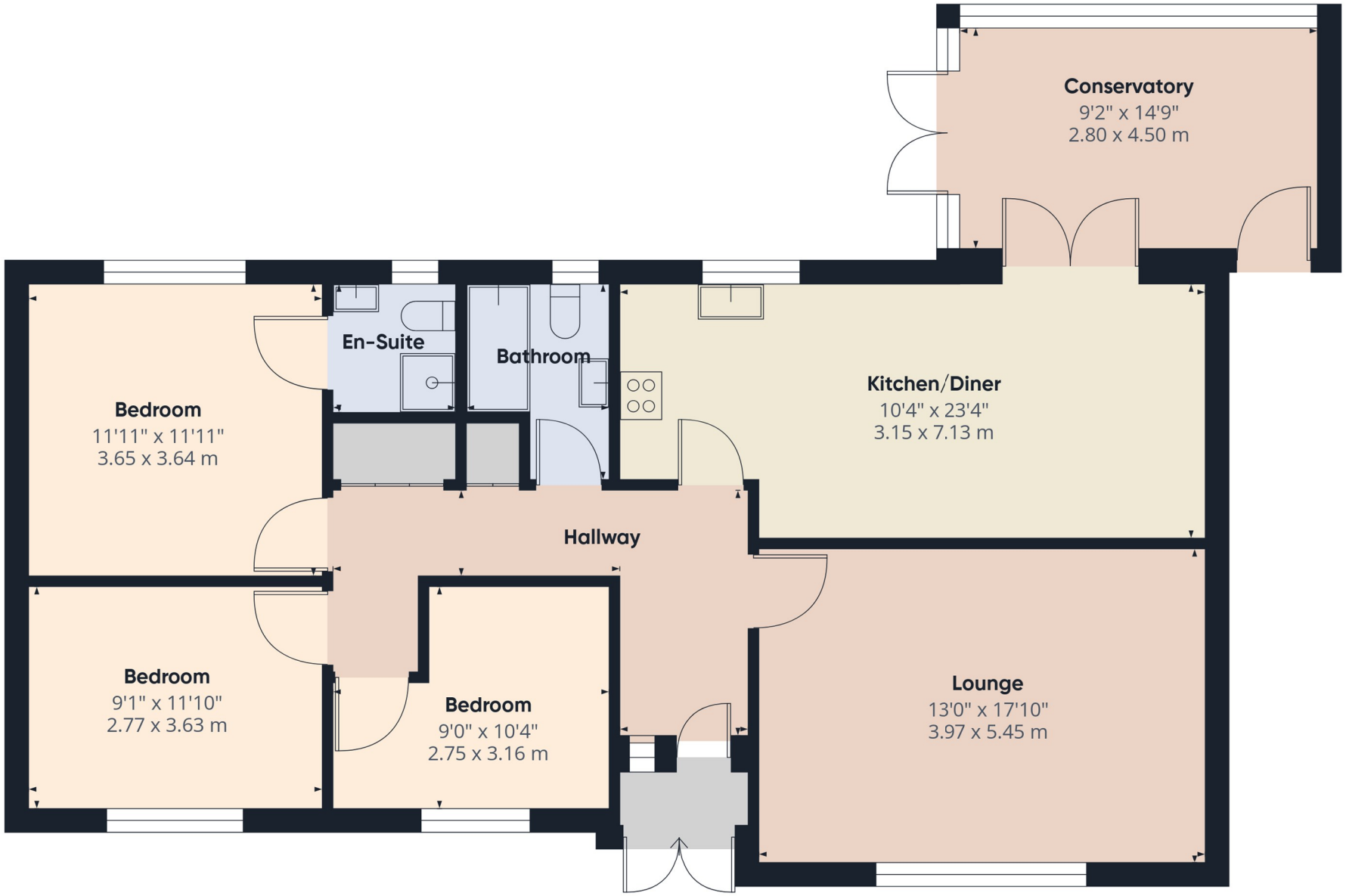
Wexford Close is a quiet and friendly neighbourhood, making it an excellent choice for anyone looking to enjoy a tranquil lifestyle while still being close to local amenities. This bungalow presents a wonderful opportunity for comfortable living in a desirable location.

3 Bedrooms 2 Bathroom 1 Reception









Approximate total area(1)

1154 ft²

107.1 m²

(1) Excluding balconies and terraces

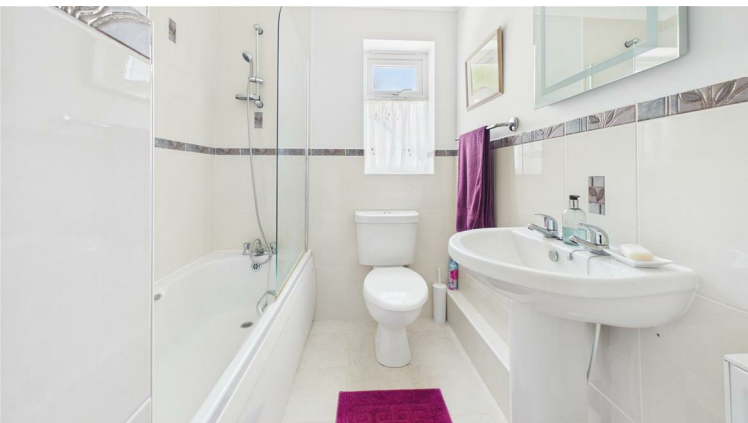
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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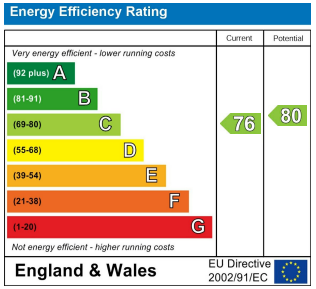


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** D

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30244754

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.

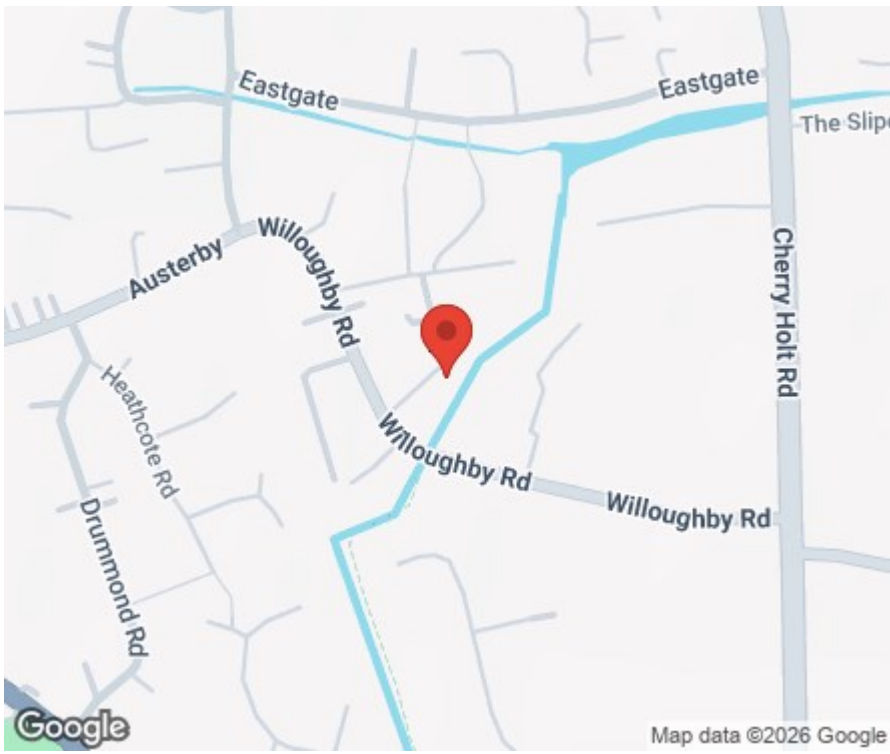
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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