

Rosedale

3 NORTHFIELDS, BOURNE, PE10 9DB



£280,000

"Detached Alison built home with loads of potential"

- DETACHED ALLISON HOME
- SOUGHT AFTER LOCATION IN BOURNE
- LOUNGE AND DINING AREA
- EXTENSIVE REAR GARDEN
- GARAGE AND DRIVEWAY PARKING
- NO ONWARD CHAIN
- IN NEED OF SOME UPDATING
- IDEAL FOR YOUNG FAMILIES
- UTILITY AND SHOWER ROOM
- EPC ENERGY RATING C / COUNCIL TAX BAND C



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer to the market this detached Alison home on the popular road of Northfields, Bourne. This delightful detached house presents an excellent opportunity for families and individuals alike, with a little bit of imagination.

With three bedrooms, this property offers ample space for comfortable living. There is a dining area off the lounge, providing a versatile space for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features a refitted cloakroom/shower room and a utility room, ensuring convenience for all residents. Additionally, the property has a driveway leading to a single garage.

Set in a sought-after location, this home is ideal for a family looking to put their own mark on it. With an extensive rear garden and no onward chain, this property could be yours sooner than you think!

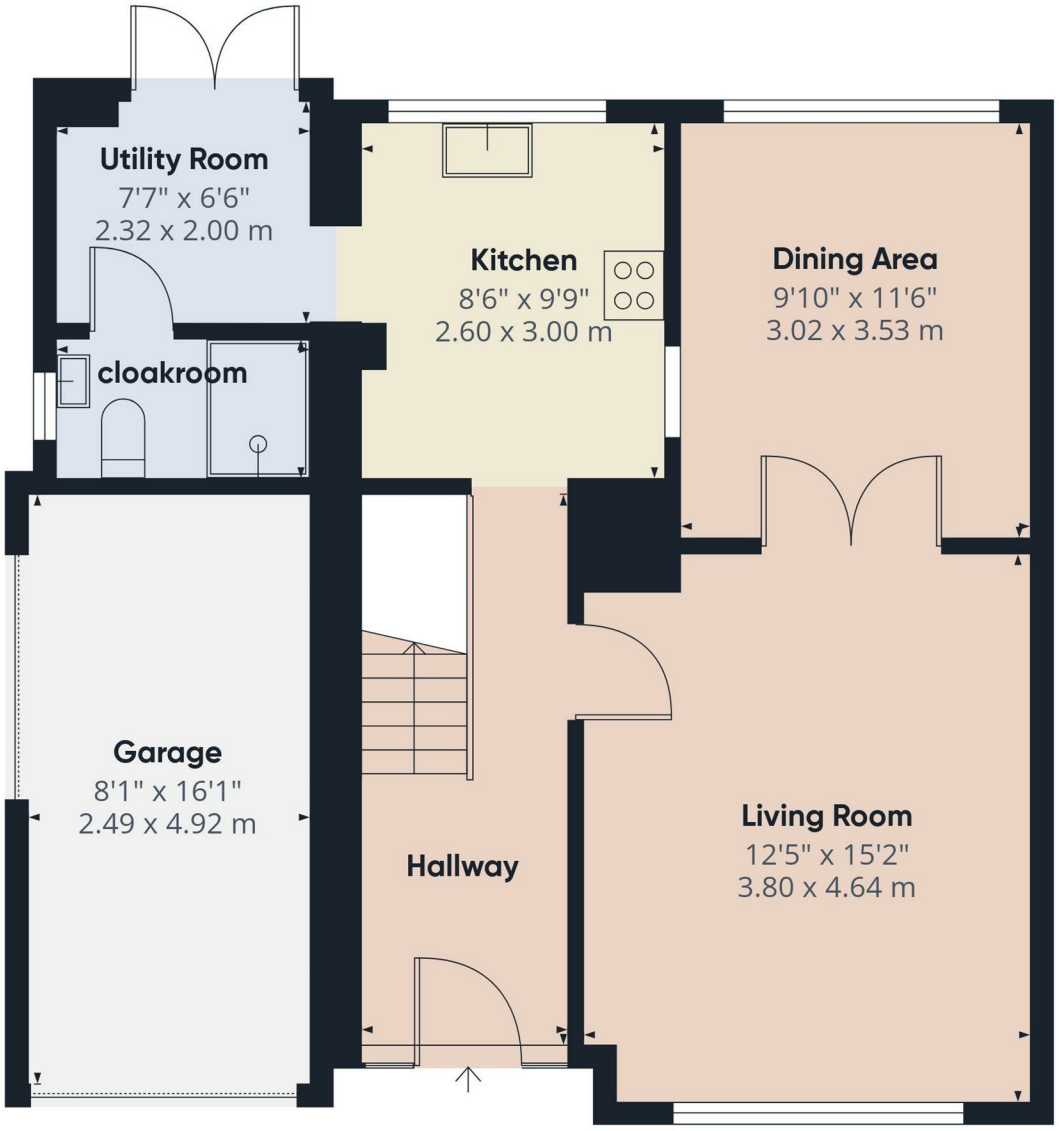
To fully appreciate this wonderful opportunity, viewings are highly recommended.

3 Bedrooms 2 Bathroom 2 Reception

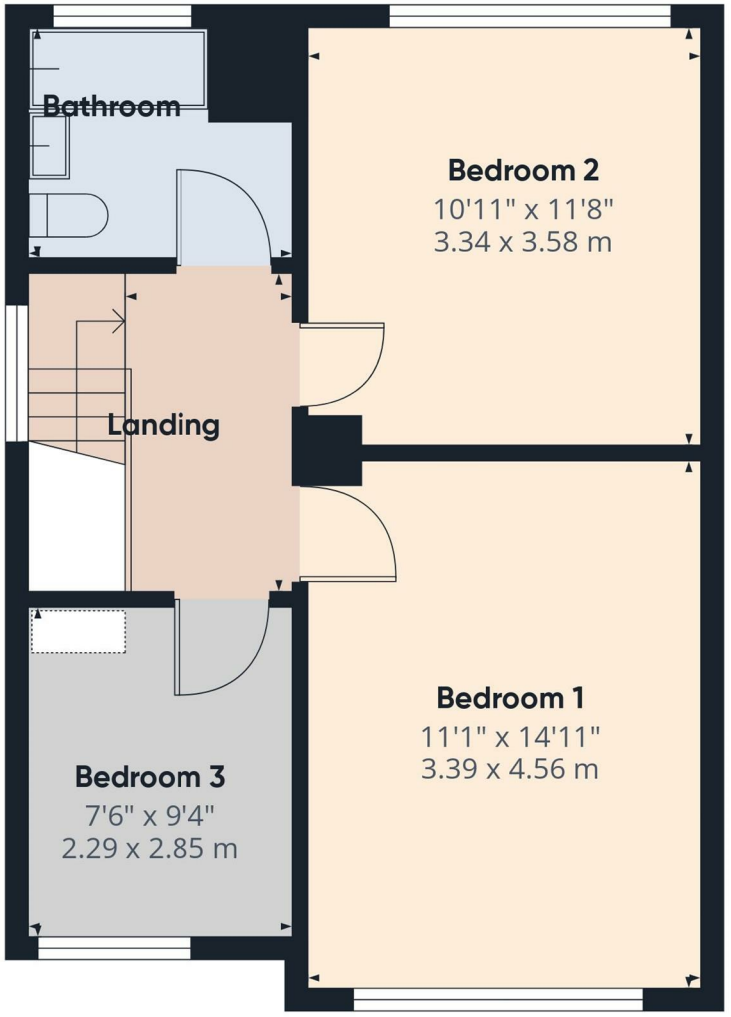








Floor 0



Floor 1



Approximate total area(1)

1155 ft²

107.2 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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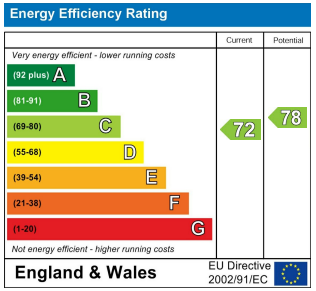


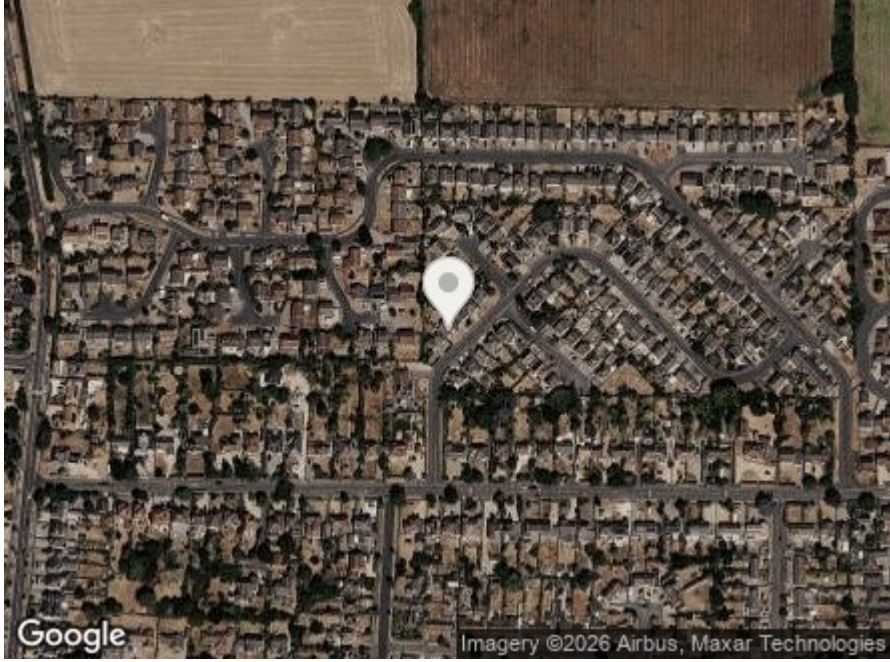
SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** C

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.

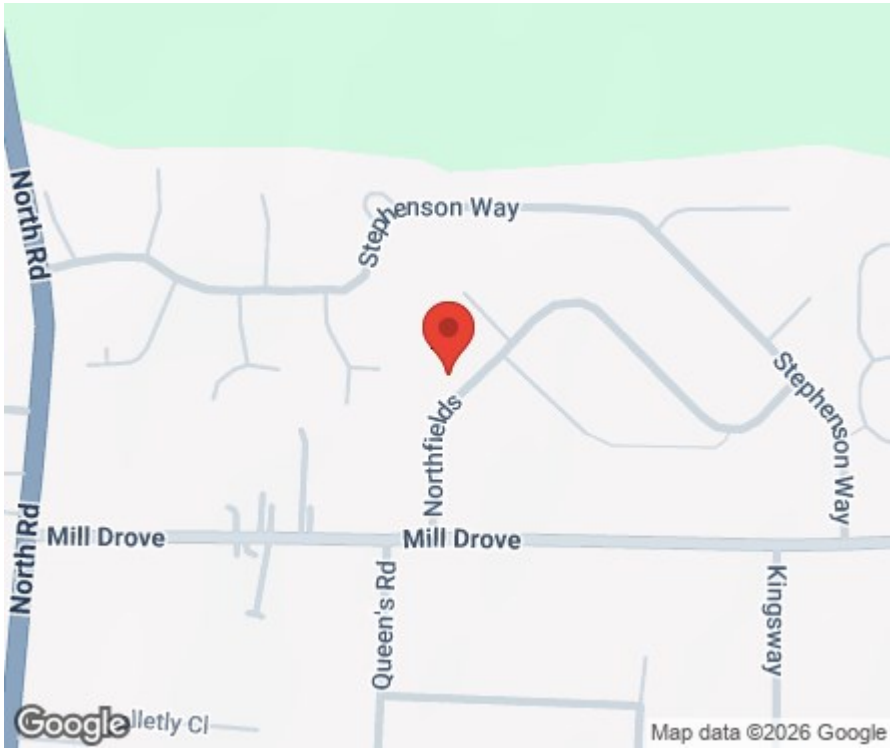
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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.



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