

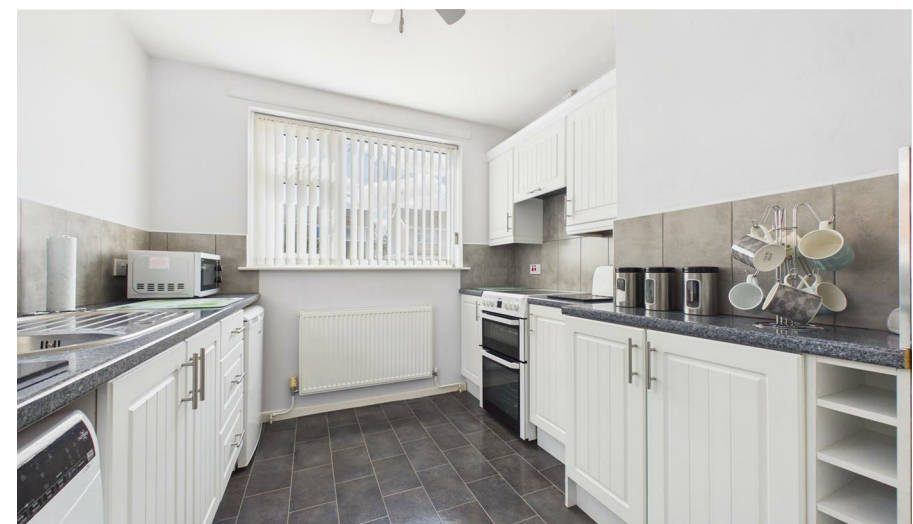
9 GODIVA CRESCENT, BOURNE, PE10 9QU



£225,000 OFFERS IN EXCESS OF

*"Detached bungalow in popular, established location"*

- EXTENDED DETACHED BUNGALOW
- REFITTED KITCHEN
- VERSATILE LAYOUT
- ENCLOSED MATURE GARDEN
- EPC ENERGY RATING C - COUNCIL TAX BAND B
- DRIVEWAY PROVIDING OFF ROAD PARKING
- POPULAR RESIDENTIAL AREA
- NO CHAIN
- THREE BEDROOMS
- EPC - C / COUNCIL TAX BAND - B



## PROPERTY HIGHLIGHTS

Situated in a sought-after residential location, this lovely detached bungalow offers an excellent opportunity for buyers seeking a comfortable home with plenty of potential.

Well maintained and presented in good overall condition, the property is ready to move into while still offering some scope for personalisation. This extended bungalow is well proportioned and is bright and welcoming throughout with accommodation comprising of a lounge, kitchen, two bedrooms, a bathroom and a garden room.

Outside, the bungalow enjoys an established, private garden, providing the perfect space for relaxing, gardening, or entertaining. Offered to the market with no onward chain, this property is ideal for those looking for a property conveniently located close to local amenities and green spaces in a highly desirable area. EPC Energy Rating C / Council Tax Band - B.

🛏 3 Bedrooms 🚿 1 Bathroom 🚪 0 Reception





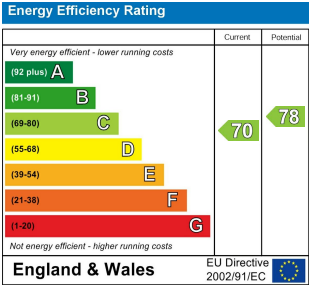


# SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: B

For the MATERIAL INFORMATION REPORT on this property select the link - 30613273

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.

