

Rosedale

19 EASTGATE, BOURNE, PE10 9LB



£95,000

"Sought after location within the oldest part of Bourne"

- IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE
- BEING SOLD VIA 'SECURE SALE'
- LIGHT & AIRY KITCHEN/LIVING SPACE
- MODERN DOWNSTAIRS BATHROOM
- NO ONWARD CHAIN
- BRICK BUILT GARDEN SHED
- POPULAR AREA IN BOURNE
- VICTORIAN TERRACE PROPERTY
- TWO BEDROOMS
- EPC ENERGY RATING C - COUNCIL TAX BAND A



PROPERTY HIGHLIGHTS

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £95,000
This property will be legally prepared enabling any interested buyer to secure the property
immediately once their bid/offer has been accepted. Ultimately a transparent process which
provides speed, security and certainty for all parties.

Rosedale Property Agents are delighted to present this Victorian home to the market with no onward chain. It is well-presented and would suit a first-time buyer, investor or someone looking to downsize.

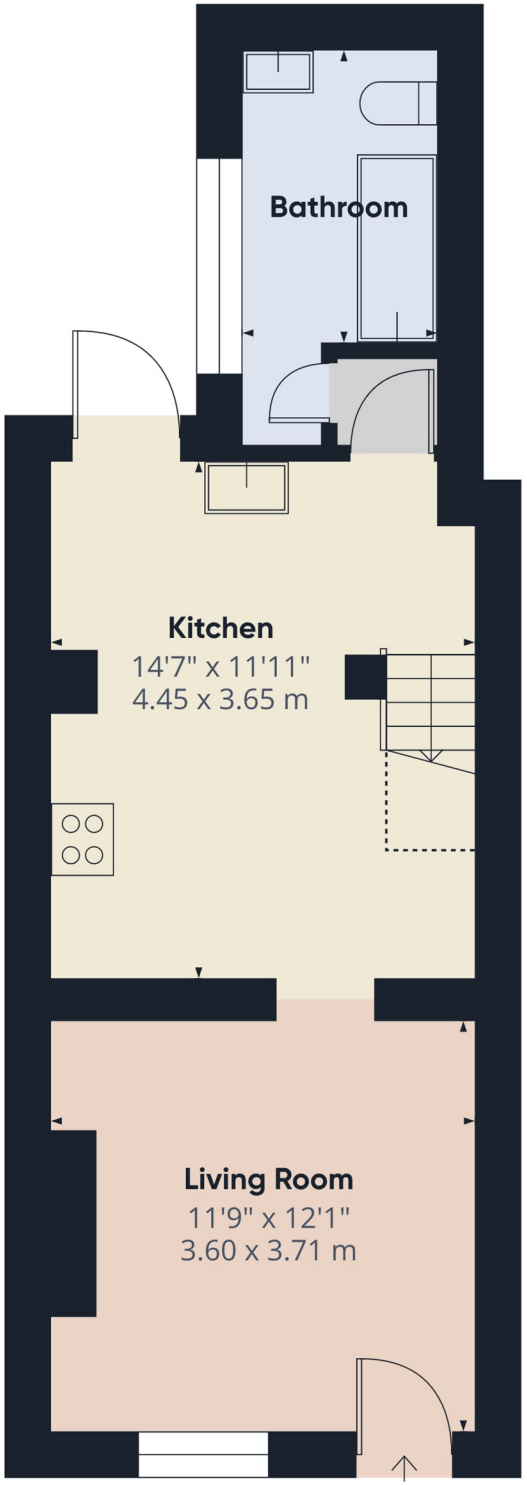
The property features a lounge leading to a light and airy kitchen/living space and there is also a modern downstairs bathroom. Upstairs, there are two bedrooms whilst outside, there is a courtyard garden with a brick-built shed and gated access.

2 Bedrooms 1 Bathroom 1 Reception

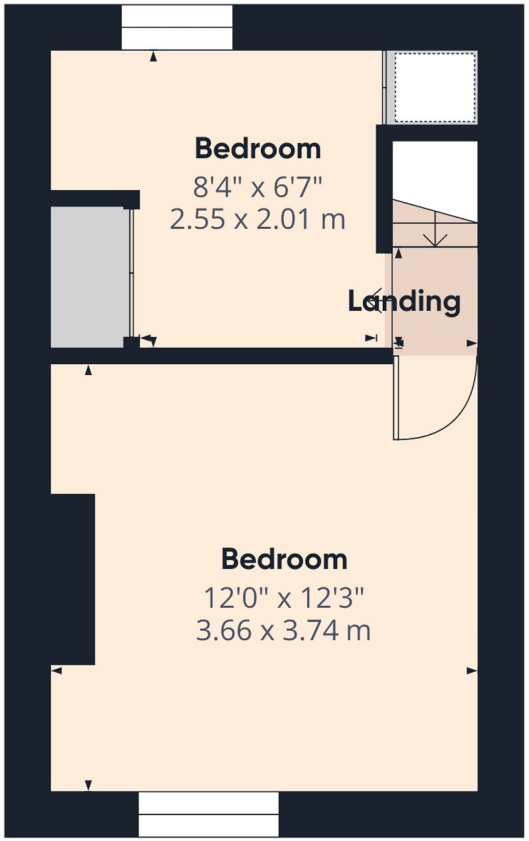








Floor 0



Floor 1



Rosedale

Approximate total area(1)

603 ft²

56 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

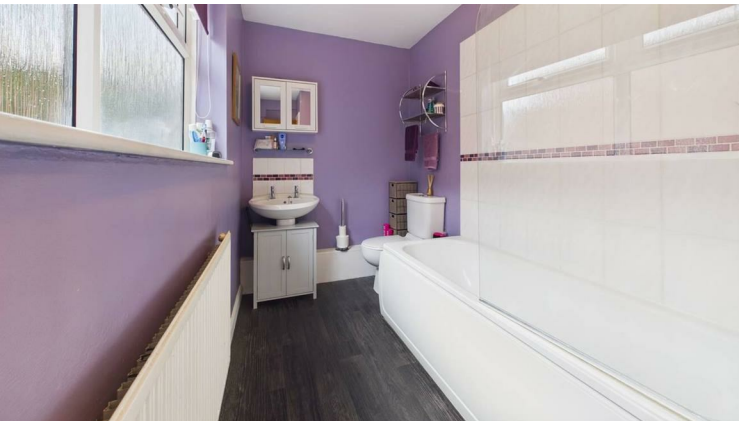
Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360







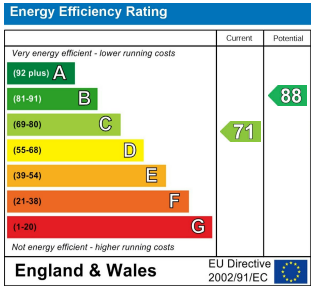


SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 29629299

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.

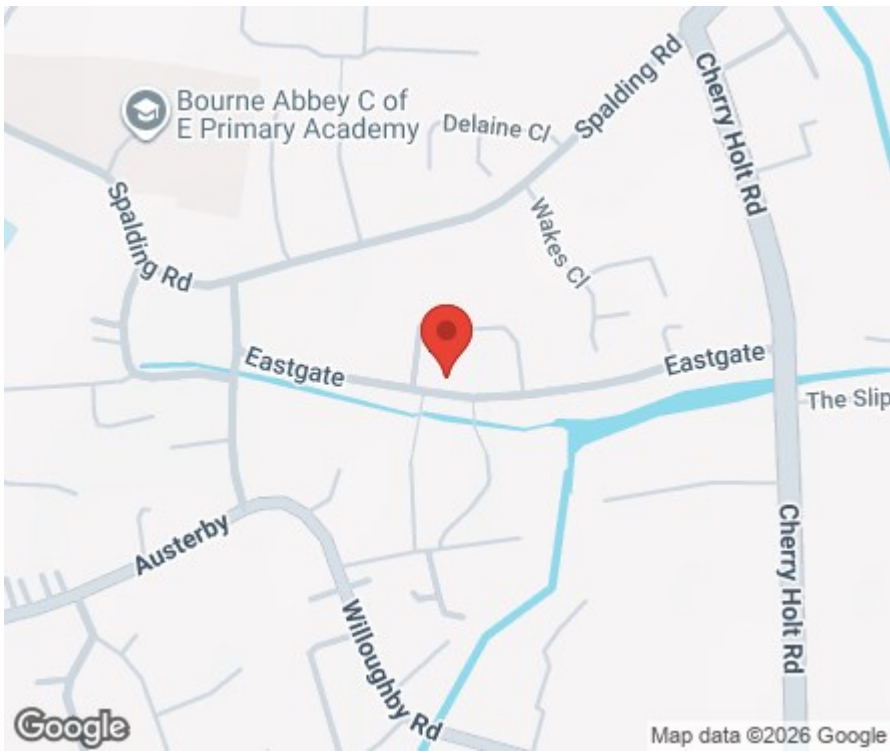
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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