Rosedale

# 8 TAUNTON ROAD, BOURNE, PE10 0XE

**£200,000** OFFERS IN EXCESS OF

*"Ideal for first time buyers and investors"*

- SEMI - DETACHED PROPERTY
- THREE BEDROMS
- WEST FACING REAR GARDEN
- ENSUITE AND BUILT-IN WARDROBE TO MASTER
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- SIDE BY SIDE PARKING SPACES
- EASY ACCESS TO BOURNE TOWN CENTRE
- NO ONWARD CHAIN
- WELL PRESENTED
- EPC ENERGY RATING B - COUNCIL TAX BAND B

## PROPERTY HIGHLIGHTS

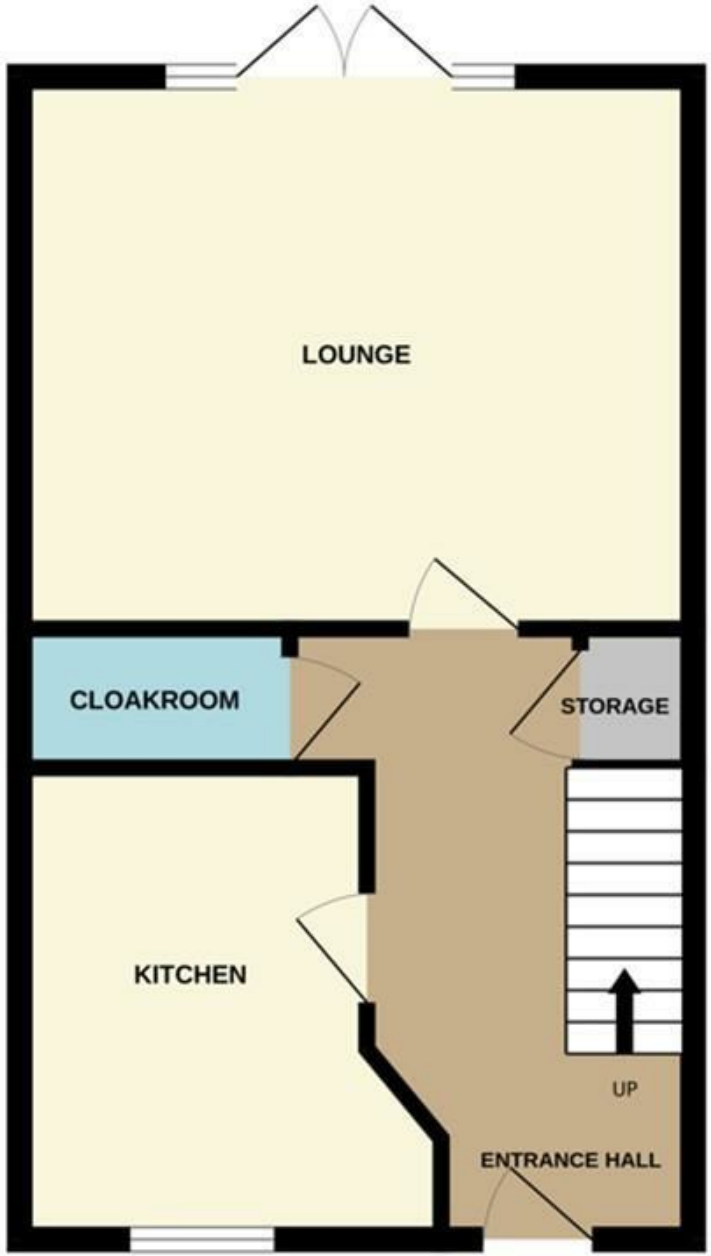
Rosedale Property Agents are delighted to present this modern, well-presented home situated in Bourne's Elsea Park development which is within easy reach of the town centre, local schools and amenities.

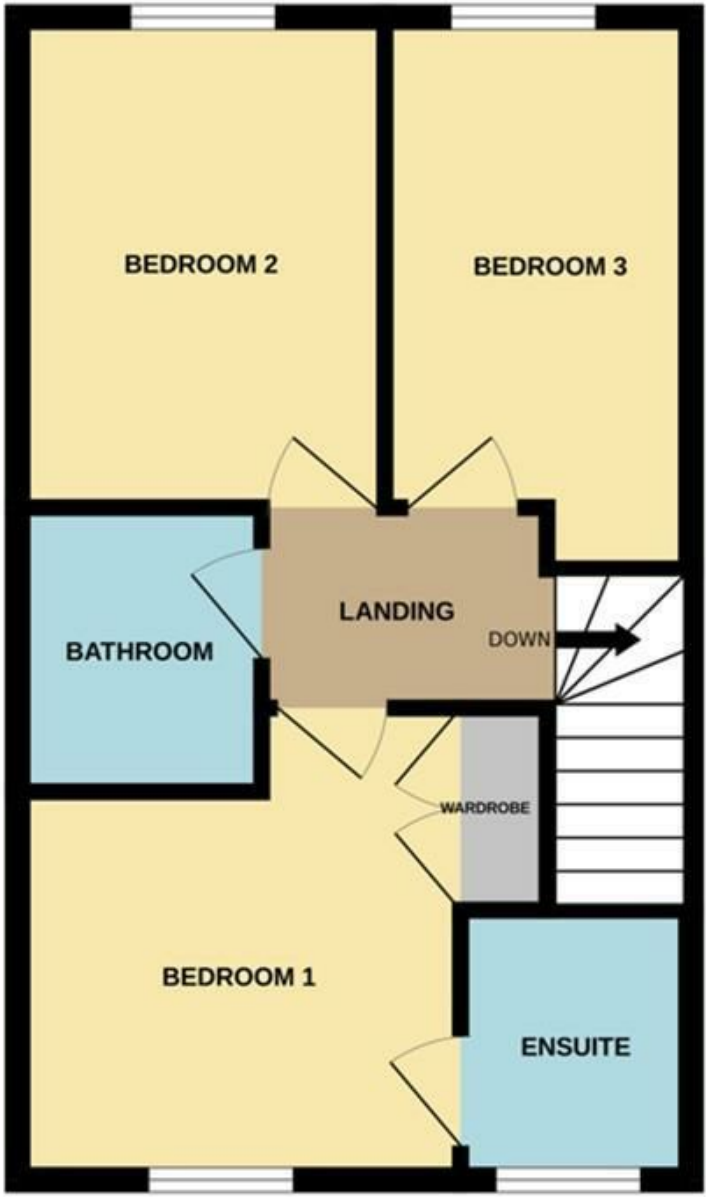
The ground floor offers an entrance hall, kitchen/breakfast room, cloakroom and a lounge/diner with French doors opening onto the rear garden. Upstairs there is a master bedroom with a built-in wardrobe and an ensuite shower room, two further bedrooms and a family bathroom.

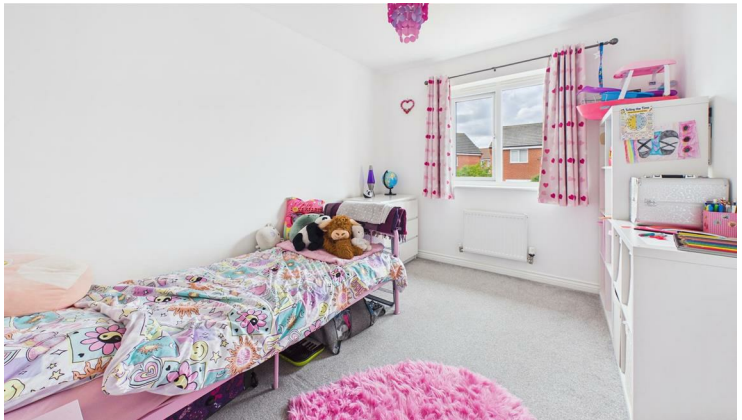
Outside, the property benefits from driveway parking for two vehicles to the front and a private, west facing garden to the rear.

Agents Note:
As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.

3 Bedrooms 2 Bathroom 1 Reception


LOUNGE
CLOAKROOM
STORAGE
KITCHEN
UP
ENTRANCE HALL


BEDROOM 2
BEDROOM 3
BATHROOM
LANDING
DOWN
WARDROBE
BEDROOM 1
ENSUITE

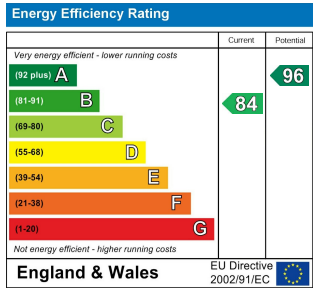


## SERVICES & UTILITIES

**Tenure:** Freehold **Council Tax Band:** B

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30177122

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