Rosedale

7 ALEXANDRA TERRACE, BOURNE, PE10 9HJ

£165,000 OFFERS IN EXCESS OF

"Charming Victorian property close to town centre with no onward chain"

- VICTORIAN END TERRACE HOUSE
- CLOSE TO BOURNE TOWN CENTRE & SCHOOLS
- CHARACTER PROPERTY
- THREE BEDROOMS - TWO DOUBLE ROOMS
- TWO RECEPTION ROOMS
- IDEALLY SITUATED FOR LOCAL SCHOOLS
- NO ONWARD CHAIN
- WELL PROPORTIONED ACCOMMODATION
- COURT YARD PATIO AS WELL AS GRASSED AREA
- EPC ENERGY RATING D - COUNCIL TAX BAND A

PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer to the market this superb house ideally situated within walking distance of Bourne town centre, local playing fields and schools.

This traditional home offers well-proportioned accommodation, including two reception rooms on the ground floor, along with a kitchen and bathroom. Upstairs, there are three generous bedrooms, one with a walk-in wardrobe which provides excellent storage and flexibility.

Externally, the property benefits from a low-maintenance courtyard patio area.

To fully appreciate everything this character property has to offer, viewings are highly recommended.

3 Bedrooms 1 Bathroom 2 Reception

BATHROOM
KITCHEN
LIVING ROOM
STORE
DINING ROOM
UP
ENTRANCE HALL
CUPBOARD
BEDROOM 3
BEDROOM 2
LANDING
DOWN
BEDROOM 1
WARDROBE

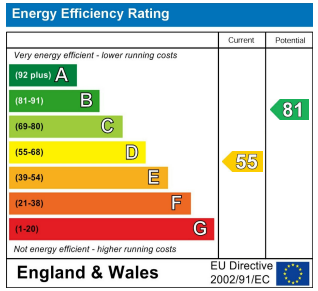
BMLA
MEMBER

SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30186921

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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