



26 Rochester Court, Bourne
£215,000

 **NEWTON FALLOWELL**

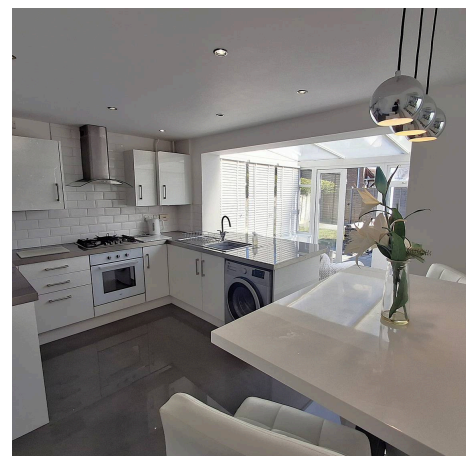
26 Rochester Court

Bourne, Bourne

This semi-detached family home is situated at the end of a sought after road on the north side of Bourne, boasting a SOUTH-FACING GARDEN and having recently been refurbished. The well presented accommodation comprises of an entrance hall, lounge, kitchen/diner, family room, three bedrooms and family bathroom. Outside the property benefits from driveway parking and south-facing garden to the rear.

Upon entering the home, you are met by the entrance hall, which provides access to the spacious lounge. To the rear is a modern fitted kitchen leading through to the family room, providing the perfect entertaining space which leads you into the private rear garden. Three bedrooms are found to the first floor, alongside a newly fitted three-piece family bathroom.

Outside there is ample off-road parking with driveway, as well as a garden to the rear which is both enclosed and south-facing.





Entrance Hall

15' 11" x 3' 5" (4.85m x 1.05m)

Lounge

15' 11" x 10' 0" (4.86m x 3.05m)

Kitchen Diner

9' 1" x 13' 9" (2.78m x 4.18m)

Family Room

8' 2" x 9' 4" (2.50m x 2.85m)

Landing

Bedroom One

9' 5" x 13' 9" (2.86m x 4.20m)

Bedroom Two

10' 2" x 6' 11" (3.10m x 2.11m)

Bedroom Three

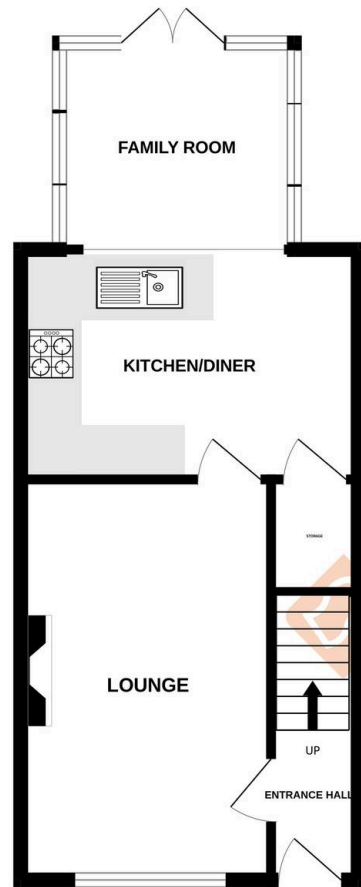
7' 0" x 7' 3" (2.14m x 2.20m)

Bathroom

5' 6" x 6' 11" (1.68m x 2.11m)



GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Newton Fallowell - Bourne

Newton Fallowell, 2 North Street - PE10 9EA

01778 422567 · bourne@newtonfallowell.co.uk · newtonfallowell.co.uk/bourne