

37A MEADOWGATE, BOURNE, PE10 9EY



£205,000

"Bay fronted bungalow within walking distance of Bourne town centre"

- BAY FRONTED BUNGALOW
- DETACHED
- TWO BEDROOMS
- KITCHEN/BREAKFAST ROOM
- CENTRAL BOURNE LOCATION
- NO ONWARD CHAIN
- GENEROUS SIZE THROUGHOUT
- CONVENIENT FOR LOCAL SHOPS AND AMENITIES
- OFF ROAD PARKING
- EPC ENERGY RATING D - COUNCIL TAX BAND B

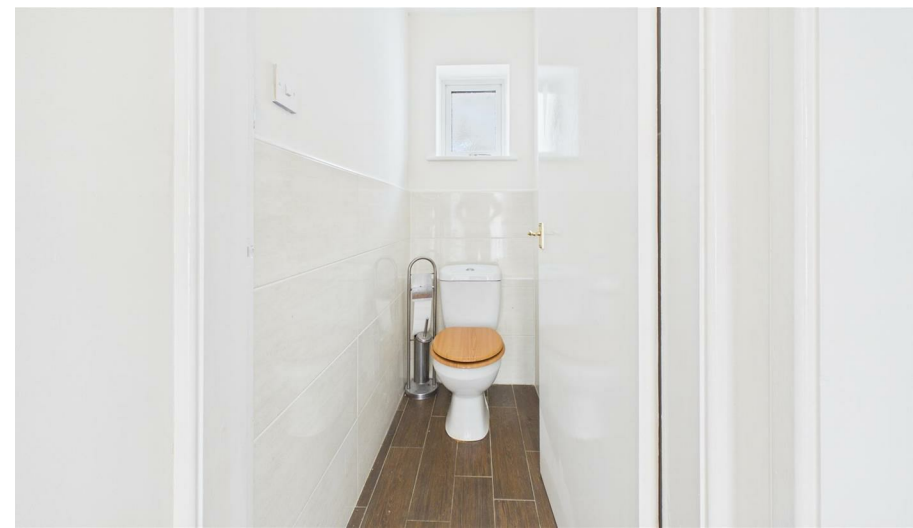


PROPERTY HIGHLIGHTS

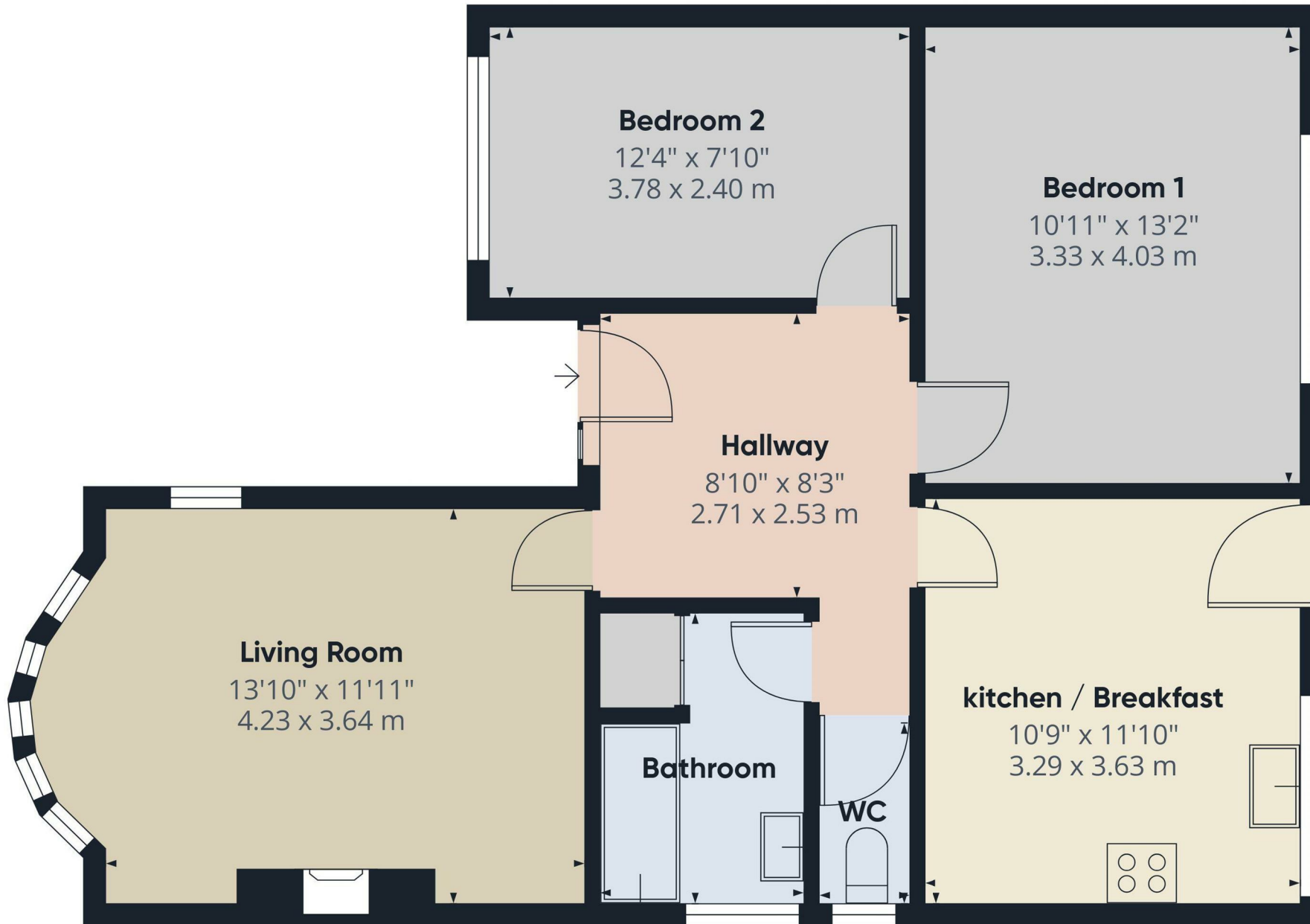
Rosedale Property Agents are delighted to bring to market this well-presented two bedroom detached bungalow ideally situated in Bourne town centre offering convenient access to a wide range of local amenities including shops, supermarkets, cafes, medical facilities and the Delaine bus services.

This established property is in good order throughout and provides comfortable, well-proportioned accommodation comprising a welcoming entrance hallway, a bright and spacious lounge with bay window, a fitted kitchen/breakfast room, two double bedrooms and an updated bathroom suite.

Externally, the bungalow offers low maintenance front and rear gardens and off road parking. Because of the excellent location for buyers needing easy access to amenities, an early viewing is highly recommended.



🛏 2 Bedrooms 🚿 1 Bathroom 🪑 1 Reception



Approximate total area⁽¹⁾

697 ft²

64.9 m²

(1) Excluding balconies and terraces

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

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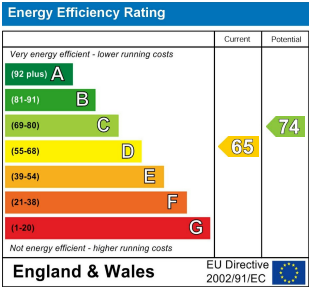


SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30024335

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.

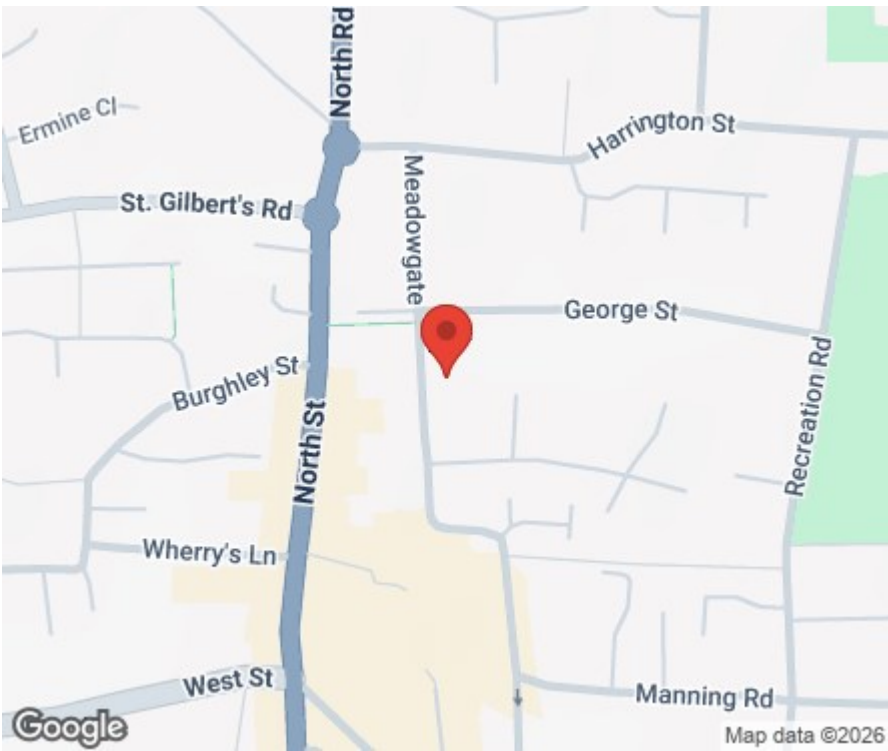
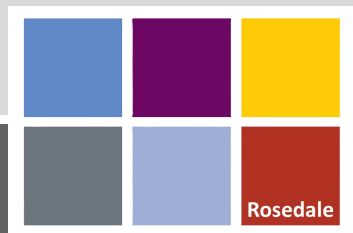
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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