

Rosedale

5 SHELSLEY WALSH RISE, BOURNE, PE10 9GU



£240,000 OFFERS IN EXCESS OF

"Modern detached family home"

- MODERN DETACHED FAMILY HOME
- SOUTH FACING REAR GARDEN
- THREE BEDROOMS
- ENSUITE TO MASTER BEDROOM
- KITCHEN/BREAKFAST ROOM
- SINGLE GARAGE
- CLOSE TO LOCAL SCHOOL AND LOCAL AMENITIES
- NO ONWARD CHAIN
- OFF ROAD PARKING
- EPC ENERGY RATING C - COUNCIL TAX BAND C



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer to the market this popular style of property located close to a local primary school and Bourne town centre just off Manning Road in a cul de sac setting.

The bedrooms are well proportioned and benefit from an ensuite shower room to the main bedroom, three-piece family bathroom, generous living room, cloakroom, and dual aspect kitchen/breakfast.

The property has a fully enclosed South facing rear garden and off road parking leading to the single garage and benefits from being sold with no onward chain.

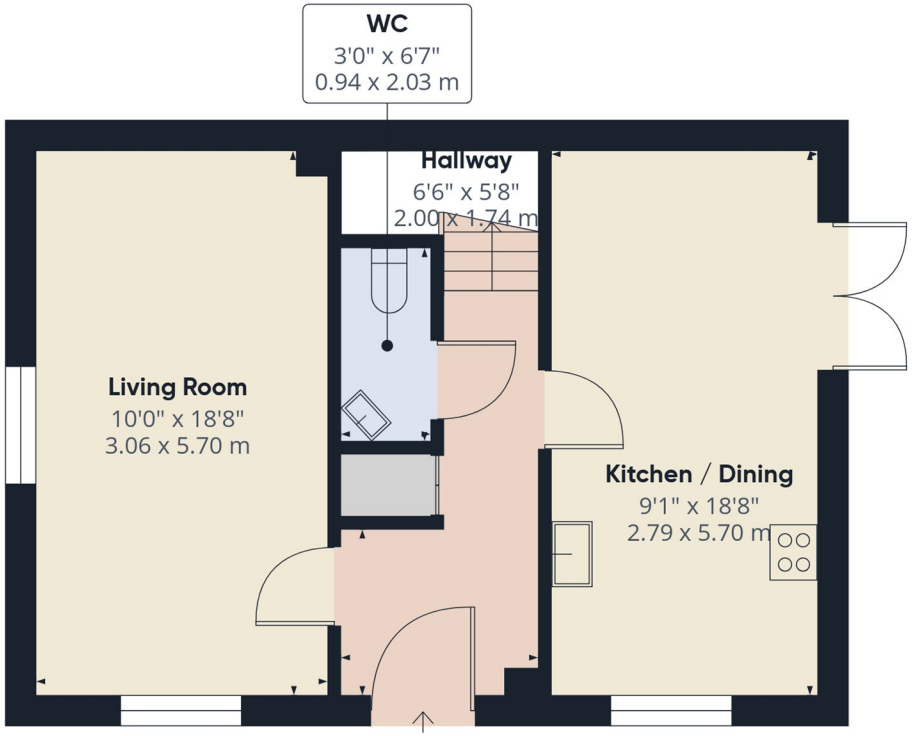
Agents Note:
We have been advised by the vendor there is a road management fee of £563.96 per year.

3 Bedrooms 2 Bathroom 1 Reception

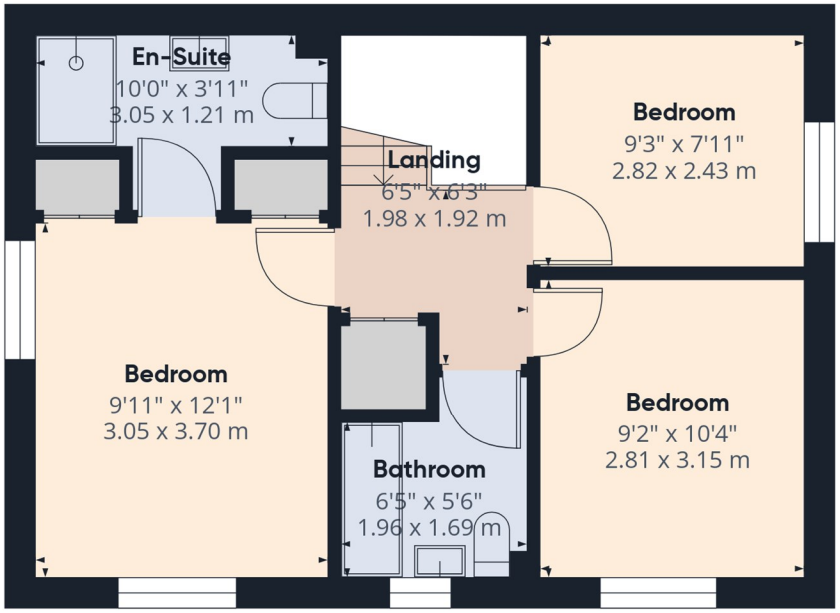








Floor 0



Floor 1



Rosedale

Approximate total area(1)

918 ft²

85.3 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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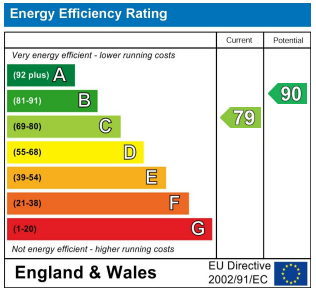


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** C

For the **MATERIAL INFORMATION REPORT** on this property select the link - 29945331

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.

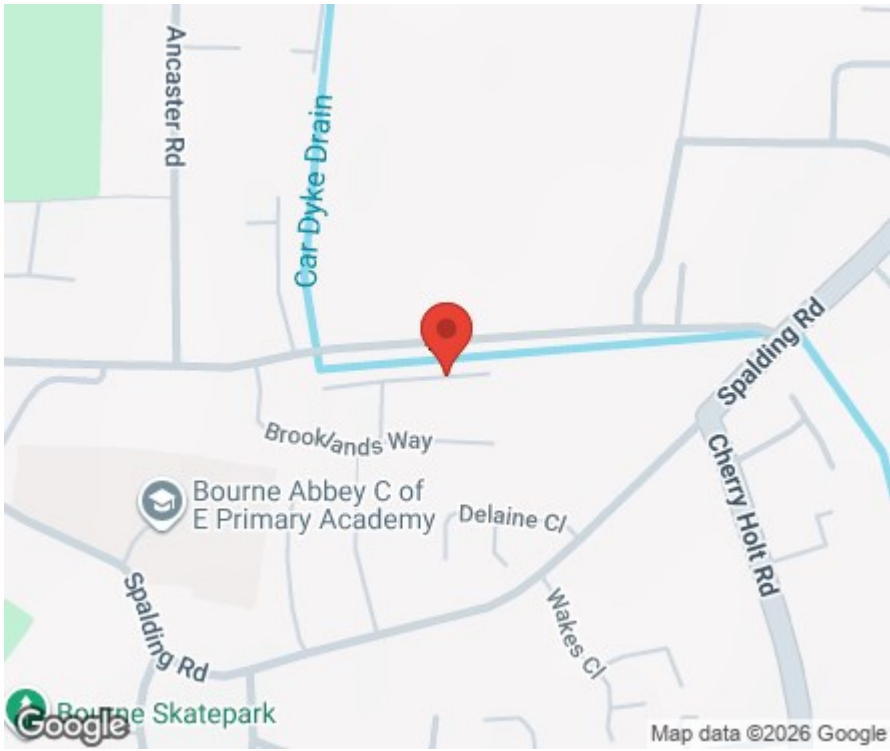
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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