

37 YORK ROAD, BOURNE, PE10 0ZF



£63,000

"35% Shared ownership - No onward chain"

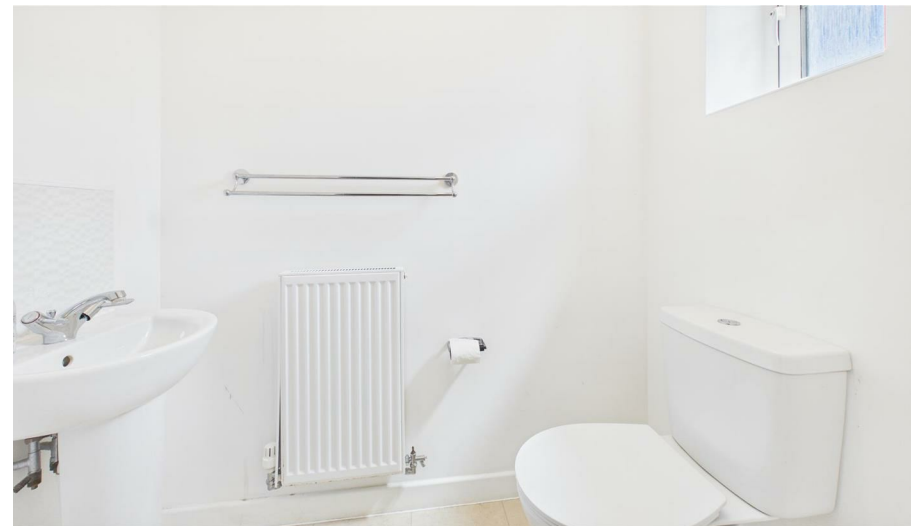
- 35% SHARED OWNERSHIP
- MID TERRACE HOUSE
- TWO BEDROOMS
- POPULAR AREA CLOSE TO AMENITIES
- TWO ALLOCATED PARKING SPACES TO FRONT
- IDEAL FOR FIRST TIME BUYERS
- ENCLOSED REAR GARDEN
- EPC ENERGY RATING B - COUNCIL TAX BAND B



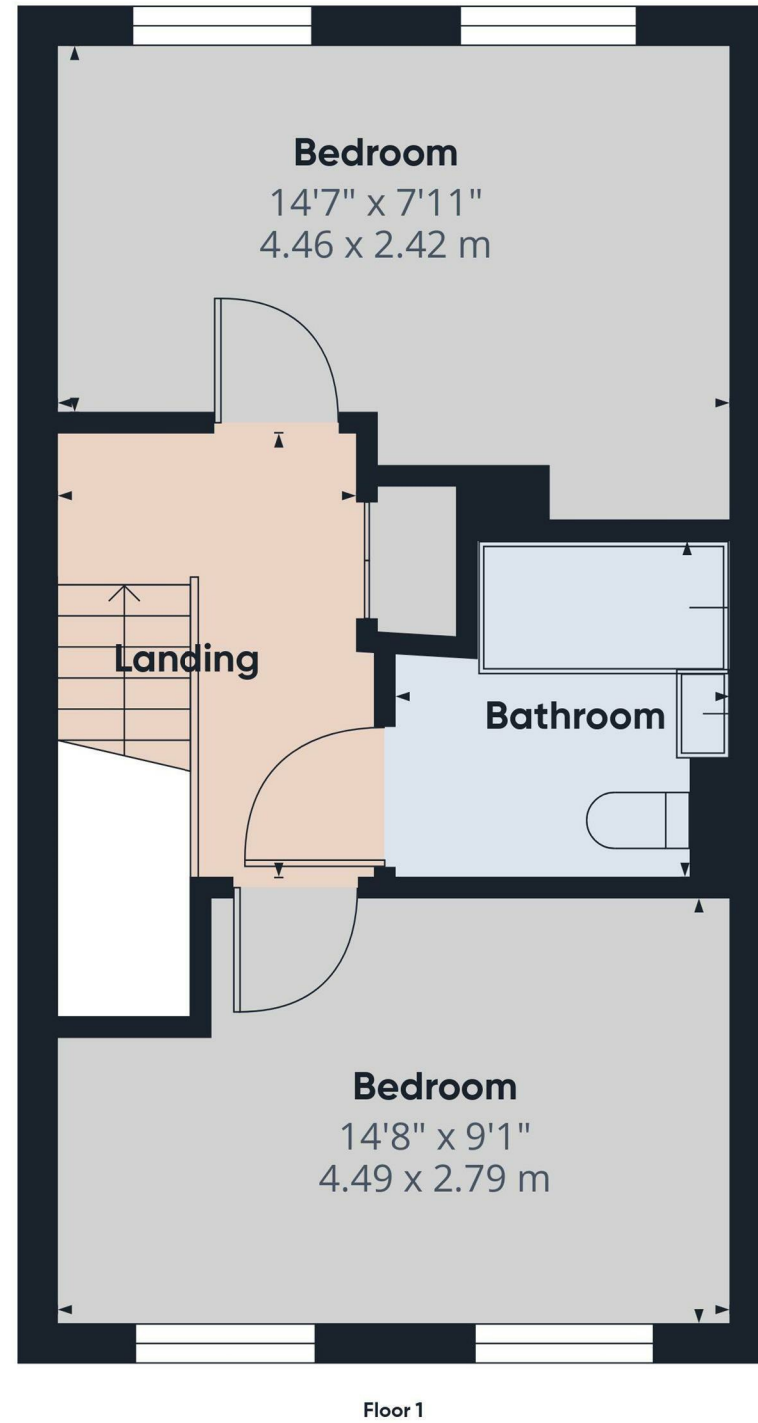
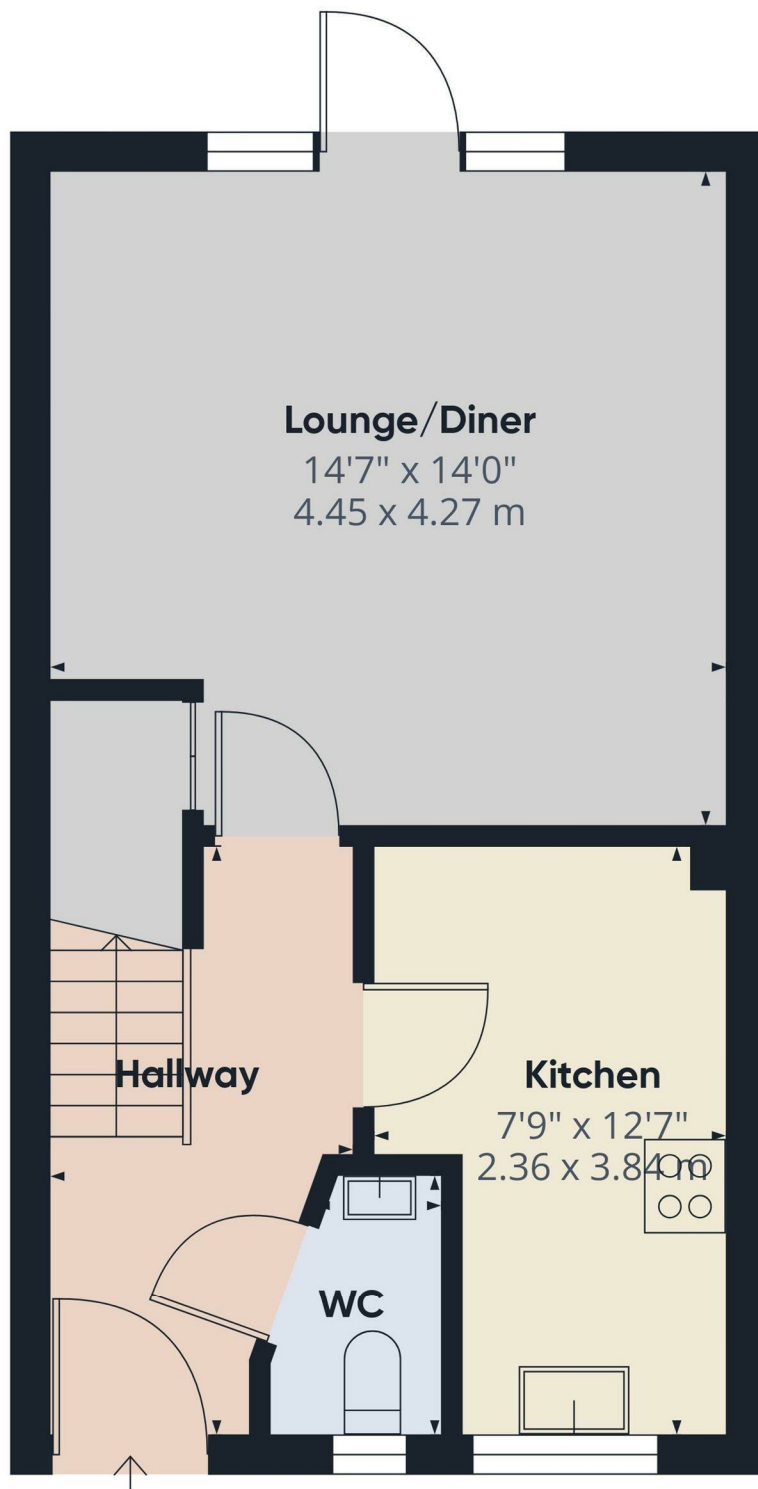
PROPERTY HIGHLIGHTS

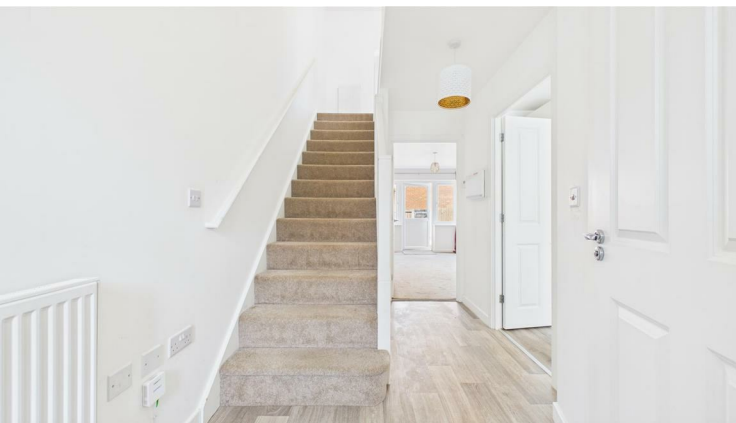
Rosedale Property Agents are delighted to offer to the market this great modern property which would be perfect for a first time buyer. Located in Elsea Park, it provides easy access to local shops, schools and bus routes as well as Bourne town centre.

Downstairs there is an entrance hall leading to the lounge/diner which provides access to the enclosed rear garden, cloakroom and a modern kitchen. Upstairs there are two bedroom and a bathroom whilst outside to the front there are two allocated parking spaces. Viewings are highly recommended. EPC Energy Rating B/Council Tax Band B.



🛏 2 Bedrooms 🚿 1 Bathroom 🪑 1 Reception



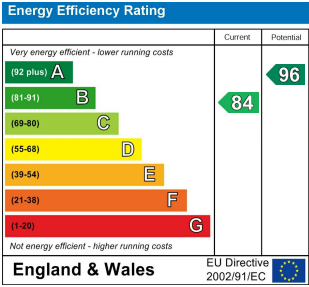


SERVICES & UTILITIES

Tenure: Leasehold Council Tax Band: B

For the MATERIAL INFORMATION REPORT on this property select the link - 30640608

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.

