



72 The Pollards, Bourne
£99,500

 **NEWTON FALLOWELL**

72 The Pollards

Bourne

*** No Onwards Chain *** This well-presented two-bedroom first-floor flat offers spacious open-plan living and the added benefit of allocated parking, making it ideal for first-time buyers, investors, or those looking to downsize.

Upon entering, the entrance hall provides access to all areas of the property. The first room on the left is the main bedroom, which features built-in wardrobes and offers plenty of space. Further along the hall is the second double bedroom, also well-proportioned. Adjacent to the main bedroom is the modern bathroom, fitted with a three-piece suite including a bath, WC, and hand wash basin.

To the rear of the property is the light and airy open-plan living, dining, and kitchen area. The kitchen offers ample storage and is fitted with an integrated oven, and a freestanding washing machine.

Externally, the property benefits from allocated parking, providing added convenience.

Please note: All services and appliances have not and will not be tested. The properties lease ends on 2128.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Entrance Hall

Lounge Diner

11' 11" x 19' 1" (3.62m x 5.81m)

Kitchen

7' 7" x 8' 6" (2.31m x 2.59m)

Principal Bedroom

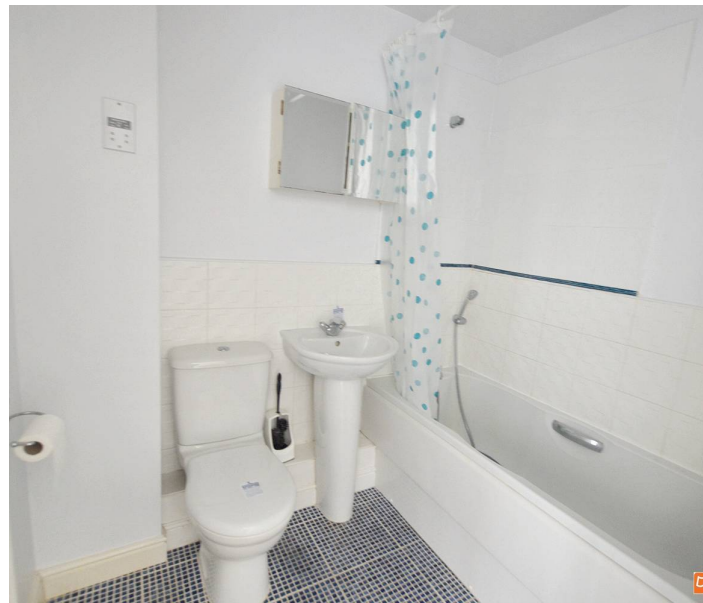
8' 2" x 10' 3" (2.48m x 3.12m)

Bedroom Two

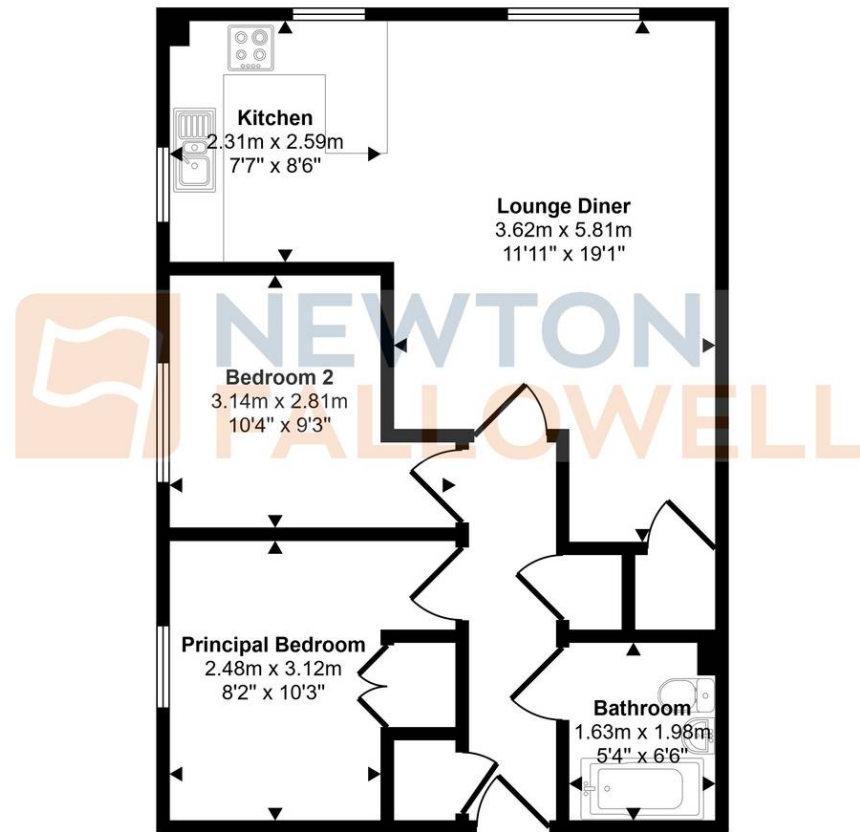
10' 4" x 9' 3" (3.14m x 2.81m)

Bathroom

5' 4" x 6' 6" (1.63m x 1.98m)



Approx Gross Internal Area
55 sq m / 587 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Newton Fallowell - Bourne

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