

Rosedale

6 NENE CLOSE, BOURNE, PE10 0YN



£180,000

- 75% SHARED OWNERSHIP
- MODERN SEMI-DETACHED
- TWO PARKING SPACES
- KITCHEN AND BREAKFAST AREA
- LARGER THAN AVERAGE FAMILY GARDEN
- THREE BEDROOMS AND ENSUITE
- WELL MAINTAINED THROUGHOUT
- CUL-DE-SAC LOCATION
- IDEAL YOUNG FAMILY OR FIRST TIME BUYER PROPERTY
- EPC ENERGY RATING B - COUNCIL TAX BAND B



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to present to the market this modern property, located on Nene Close in the charming town of Bourne, within the popular Elsea Park development.

Built in 2018, this property boasts a generous living space of approximately 926 sq. ft., providing ample room for comfortable living.

Designed with contemporary aesthetics and functionality in mind, it makes an ideal choice for families, professionals or anyone seeking a stylish home in a desirable location. The layout is thoughtfully arranged to maximise space and natural light, creating a welcoming atmosphere throughout.

Situated within a cul-de-sac, the property is conveniently located close to local amenities, schools and transport links.

The accommodation comprises three bedrooms, with the main bedroom benefiting from an en-suite, along with a family bathroom. Downstairs, there is an entrance hall, lounge, kitchen, breakfast room and cloakroom.

Outside, the property benefits from two parking spaces situated alongside the house, as well as a large rear garden.

This is a fantastic opportunity for those looking to purchase a modern home that combines comfort and convenience at an affordable price.

We invite you to explore this property further and discover the potential it holds for your future.

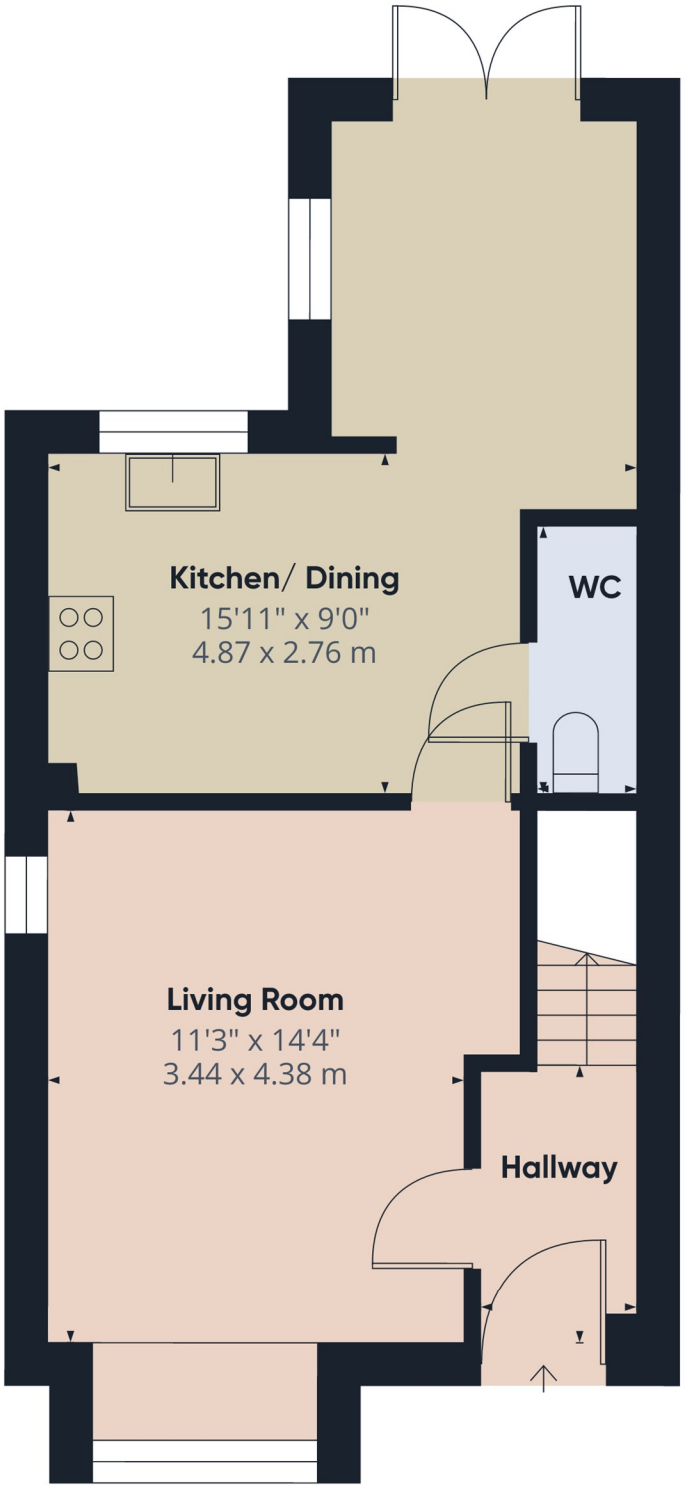
Agents Note: As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.

3 Bedrooms 2 Bathroom 2 Reception

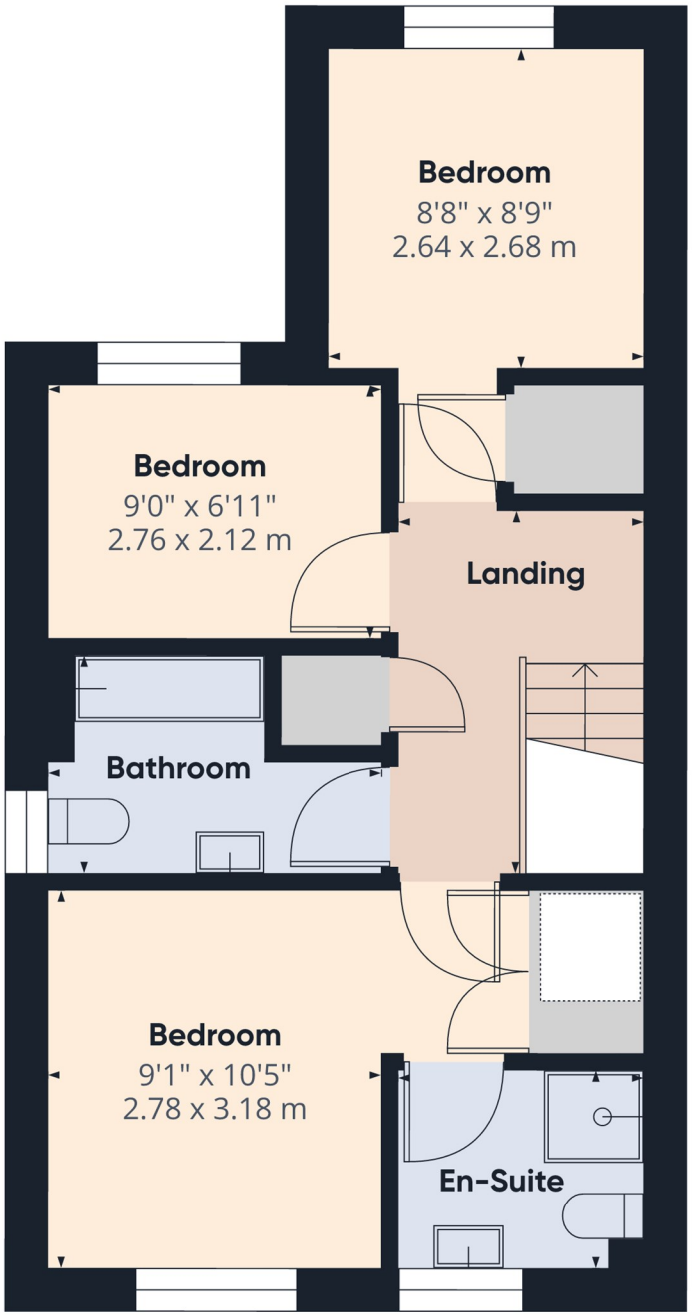








Floor 0



Floor 1



Rosedale

Approximate total area(1)

674 ft²

62.6 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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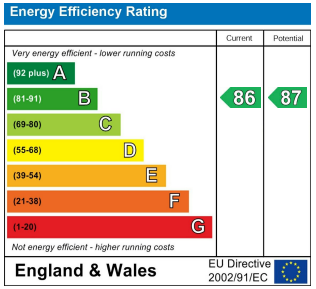


SERVICES & UTILITIES

Tenure: Leasehold **Council Tax Band:** B

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

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.

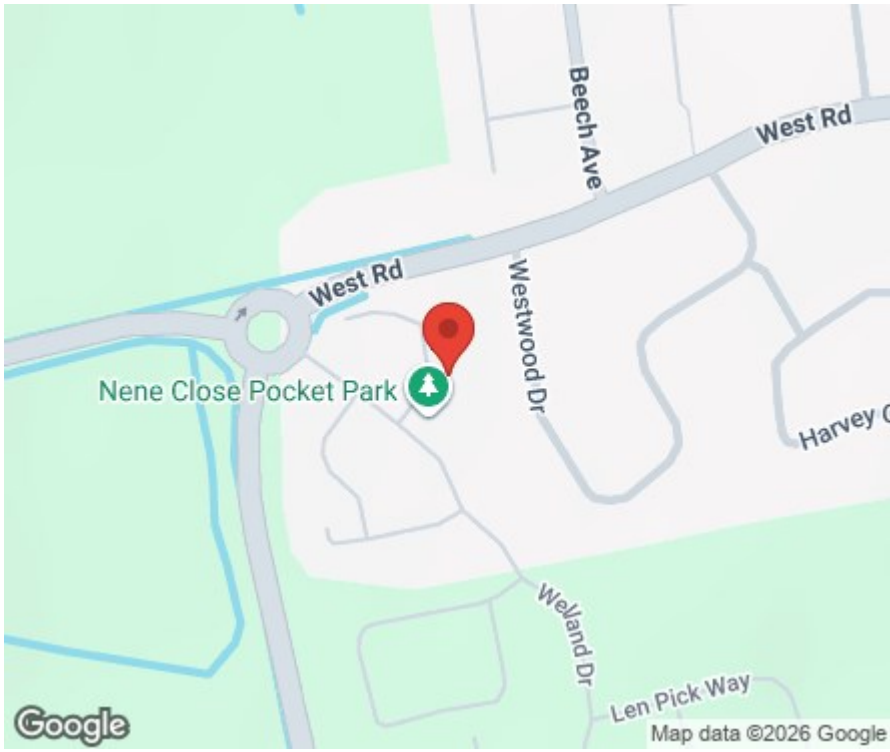
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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