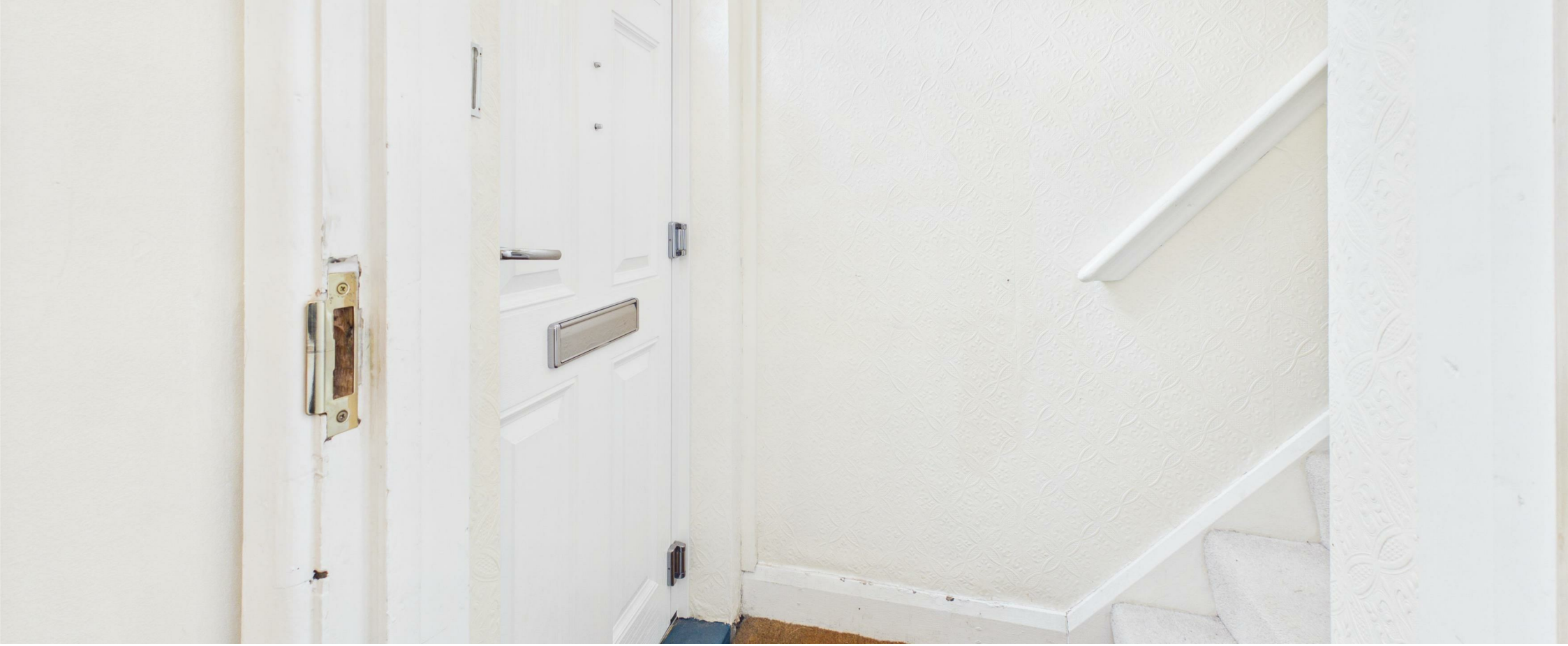
Rosedale

34 BURGHLEY STREET, BOURNE, PE10 9NS



£155,000

"Surprisingly spacious property within a central location"

- END TERRACE HOUSE
- UPSTAIRS AND DOWNSTAIRS SHOWER ROOM
- THREE BEDROOMS
- CENTRAL LOCATION
- SPACIOUS LOUNGE DINING AREA
- KITCHEN/ BREAKFAST ROOM
- DRIVEWAY WITH OFF ROAD PARKING
- SURPRISINGLY SPACIOUS
- NO ONWARD CHAIN
- EPC ENERGY RATING D - COUNCIL TAX BAND A

PROPERTY HIGHLIGHTS

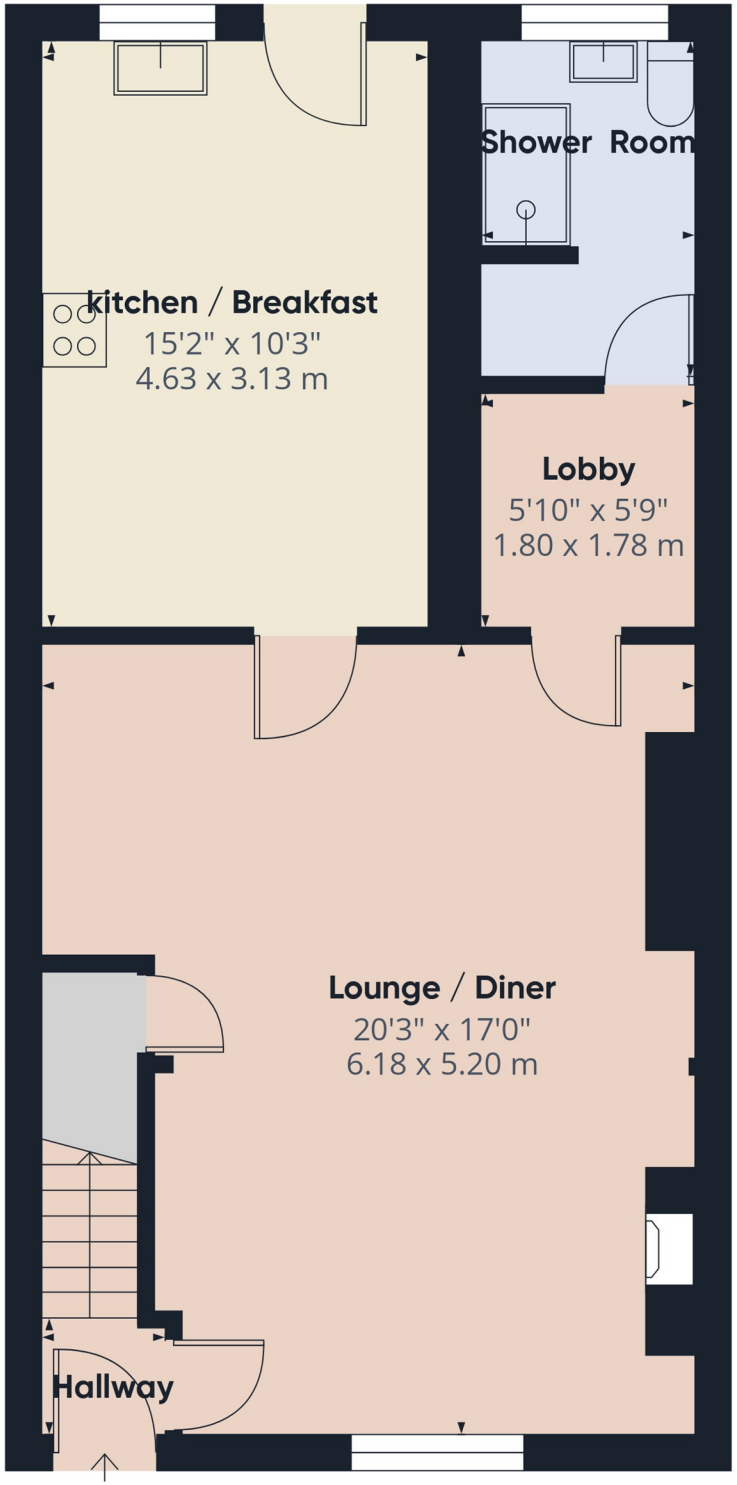
Rosedale Property Agents are delighted to offer this well presented house within walking distance to Bourne town centre, local schools and the bus station.

The property is being sold with NO ONWARD CHAIN and would be ready to move straight into.

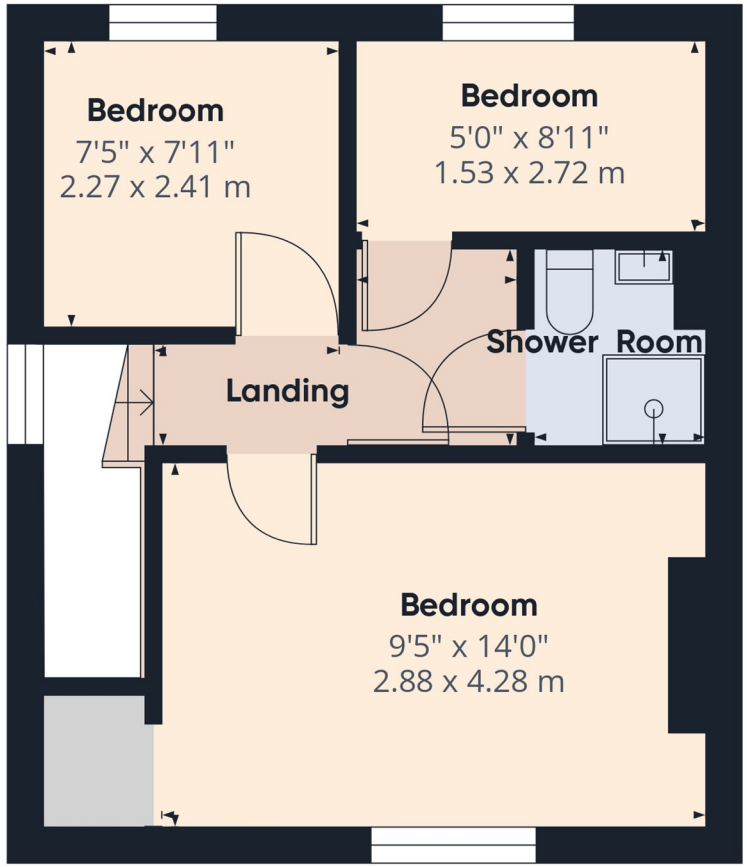
On entering the property, there is a small entrance hall leading to a spacious lounge/diner, kitchen/breakfast and inner lobby providing access through to a shower room. Upstairs there are three bedrooms and a shower room.

Outside has a driveway with off road parking for one vehicle and gated side access to an enclosed mature rear garden. To fully appreciate this property, viewings are highly recommended.

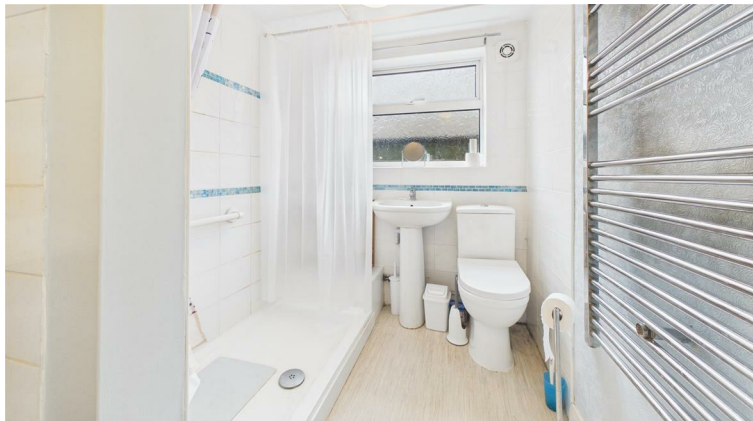
2 Bedrooms 2 Bathroom 1 Reception



Floor 0



Floor 1

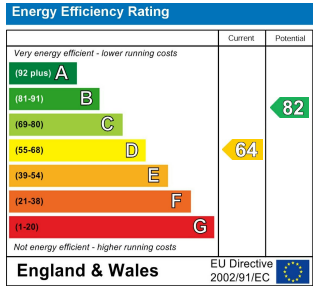


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** A

For the **MATERIAL INFORMATION REPORT** on this property select the link - 28309472

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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