

Rosedale

68 SANDOWN DRIVE, BOURNE, PE10 0WP



£225,000

"Ideal family home for first-time buyers"

- MID-TERRACE TOWN HOUSE
- PARKING AND GARAGE
- THREE SPACIOUS BEDROOMS
- FAMILY BATHROOM AND EN-SUITE
- KITCHEN/BREAKFAST
- FULLY ENCLOSED REAR GARDEN
- WITHIN EASY ACCESS TO BOURNE TOWN CENTRE
- CLOSE TO LOCAL SCHOOLS AND PARKS
- POPULAR LOCATION FOR FIRST TIME BUYERS
- EPC ENERGY RATING B - COUNCIL TAX BAND C



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to present to the market this modern, three-storey townhouse on Sandown Drive, Bourne. This spacious townhouse presents an excellent opportunity for young families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living.

The layout of the townhouse is designed to maximise both functionality and style, making it an ideal choice for those seeking a modern home. The property is situated in a friendly neighbourhood, providing a sense of community while still being conveniently close to local amenities.

The property boasts a spacious main bedroom with built-in wardrobes and an en-suite. Bedrooms two and three are equally spacious, with a small office area located between the floors. There is also a family bathroom and cloakroom, as well as a fitted kitchen/breakfast room and lounge.

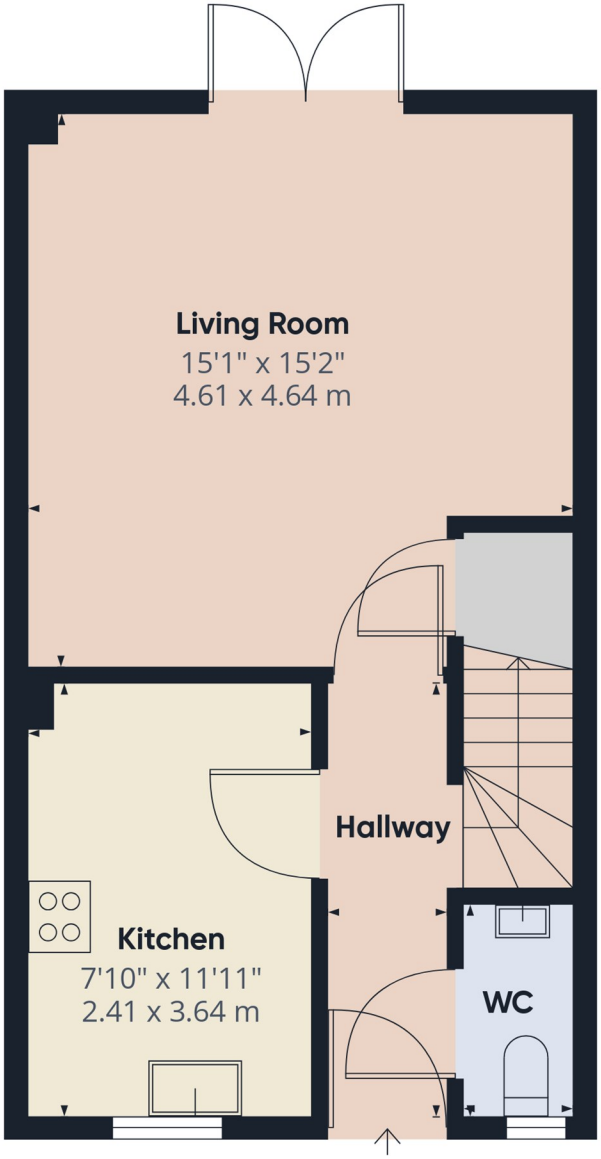
Whether you are looking to settle down or invest in a property with great potential, this townhouse on Sandown Drive is certainly worth considering. Do not miss this opportunity, as viewings are highly recommended.

3 Bedrooms 2 Bathroom 1 Reception

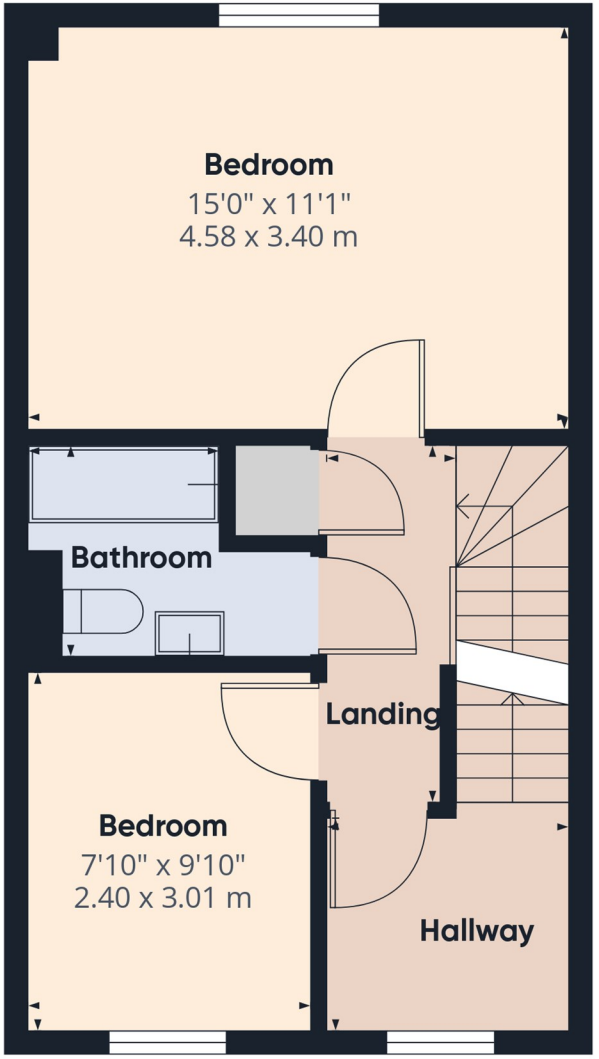




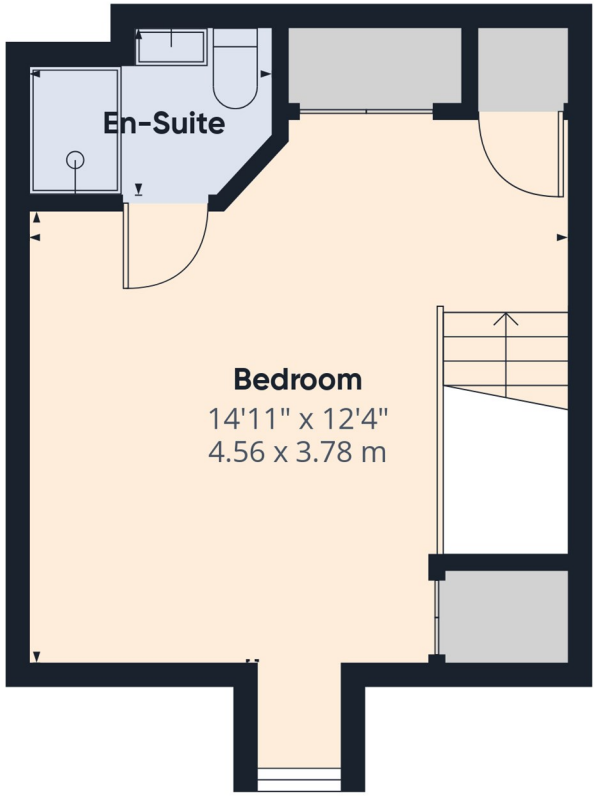




Floor 0



Floor 1



Floor 2



Approximate total area(1)

1005 ft²

93.4 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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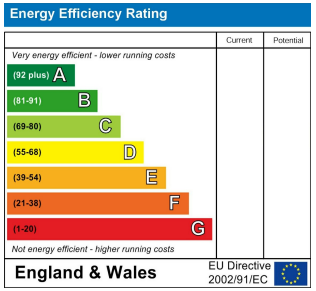


SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 26503133

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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