



20 The Pollards, Bourne  
£120,000

 **NEWTON FALLOWELL**

## 20 The Pollards

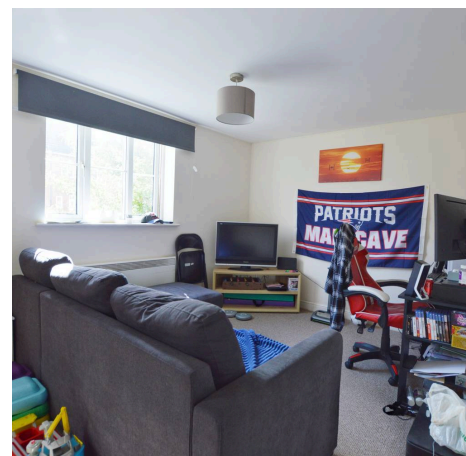
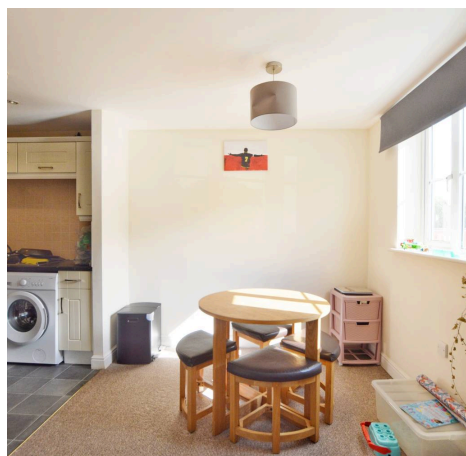
### Bourne

Presenting this well-appointed two-bedroom ground floor apartment, ideally situated within easy reach of the town centre and offering a convenient lifestyle for both first-time buyers and investors alike.

The property welcomes you into a spacious entrance hallway that leads directly into the large lounge and dining area, providing a versatile space for relaxation and entertaining guests. The modern kitchen is thoughtfully designed with ample storage and worktop space, making meal preparation both practical and enjoyable.

The main bedroom benefits from its own en-suite shower room, while the second bedroom is well-proportioned and suitable for guests, children, or use as a home office. A separate family bathroom, finished to a high standard, serves the rest of the accommodation.

Throughout the flat, neutral décor and quality flooring create a bright and inviting atmosphere, ready for you to add your personal touch. Additional features include double glazing and efficient electric heating, ensuring year-round comfort and energy efficiency. The property also offers a designated parking space, providing peace of mind for residents with vehicles. With its practical layout, excellent condition, and highly sought-after location, this apartment represents an outstanding opportunity to secure a stylish and low-maintenance home close to all local amenities, transport links, shops, and restaurants. Whether you are looking to take your first step onto the property ladder or seeking a sound investment in a thriving area, this property is sure to impress with its combination of comfort, convenience, and value. Early viewing is strongly recommended to fully appreciate all that this attractive home has to offer.





**Entrance Hall**

12' 0" x 9' 4" (3.67m x 2.85m)

**Lounge/Diner**

23' 6" x 10' 0" (7.17m x 3.04m)

**Kitchen**

7' 4" x 8' 7" (2.24m x 2.62m)

**Bathroom**

5' 8" x 5' 7" (1.72m x 1.71m)

**Bedroom One**

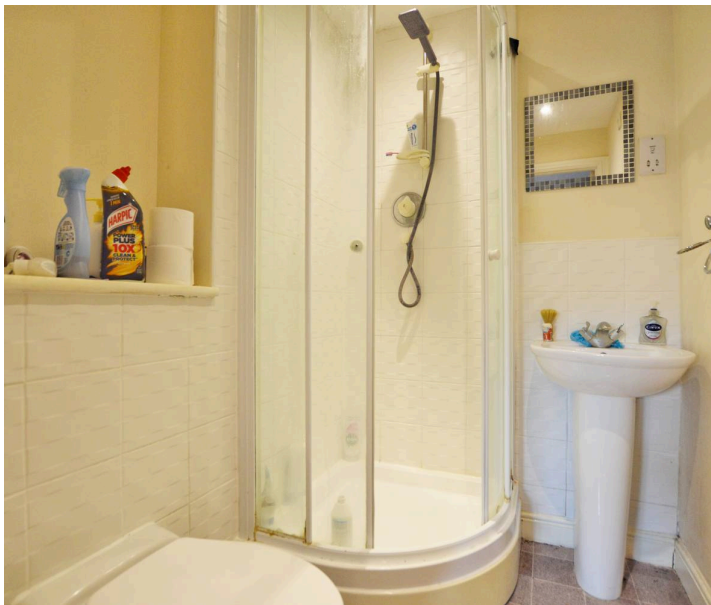
10' 10" x 11' 4" (3.30m x 3.45m)

**Bedroom Two**

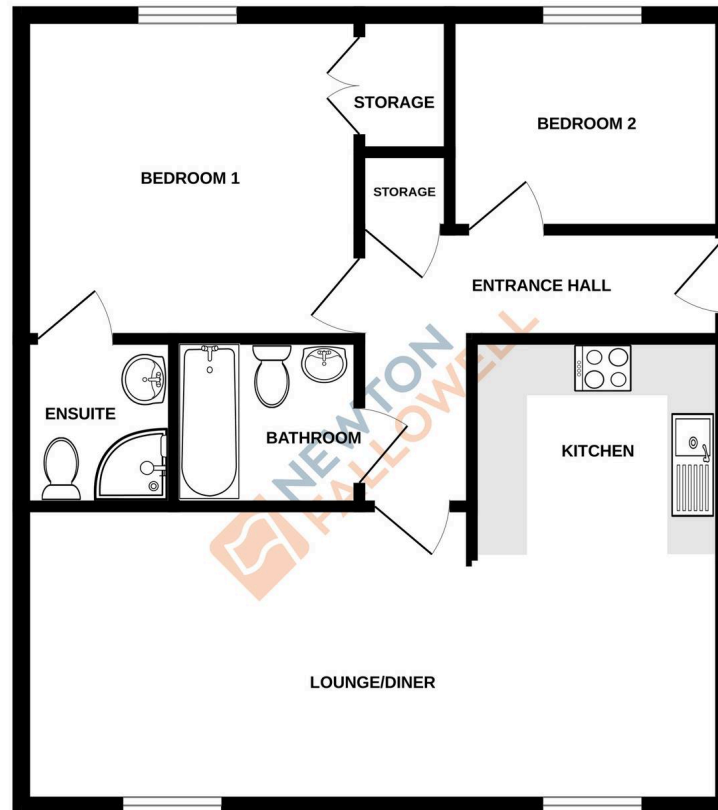
9' 1" x 6' 11" (2.77m x 2.12m)

**En-Suite**

5' 3" x 5' 6" (1.61m x 1.68m)



GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 52026

## Newton Fallowell - Bourne

Newton Fallowell, 2 North Street - PE10 9EA

01778 422567 • [bourne@newtonfallowell.co.uk](mailto:bourne@newtonfallowell.co.uk) • [newtonfallowell.co.uk/bourne](http://newtonfallowell.co.uk/bourne)