



36 Hereward Street, Bourne, PE10 9EX

 **NEWTON FALLOWELL**

2 1 2

Key Features

- Two Double Bedrooms
- Terraced House
- Two Reception Rooms
- Modern Kitchen benefitting from Built in Appliances
- Town Centre Location
- Ideal First Home or Investment Property
- Rear Garden with Gated access
- EPC Rating D
- Freehold

£155,000





Located in the heart of Bourne, this two-bedroom property offers well-proportioned living space and represents a great opportunity for first-time buyers or investors. Boasting two large double bedrooms and a great downstairs accommodation this is a must see property!

The ground floor features two spacious reception rooms. The front lounge includes a large window and a feature fireplace. This leads through to the dining room, with access to the staircase.



To the rear is the modern kitchen with built in appliances and high quality floor and wall units. Beyond the kitchen is a small rear hallway with access to main bathroom with WC and wash basin, and a back door providing access to the garden.

Upstairs, the property offers two double bedrooms. Externally, the property includes a generous rear garden, mainly laid to patio.



Lounge 3.6m x 3.3m (11'10" x 10'10")

Dining Room 3.3m x 4m (10'10" x 13'1")

Kitchen 3.1m x 1.9m (10'2" x 6'2")

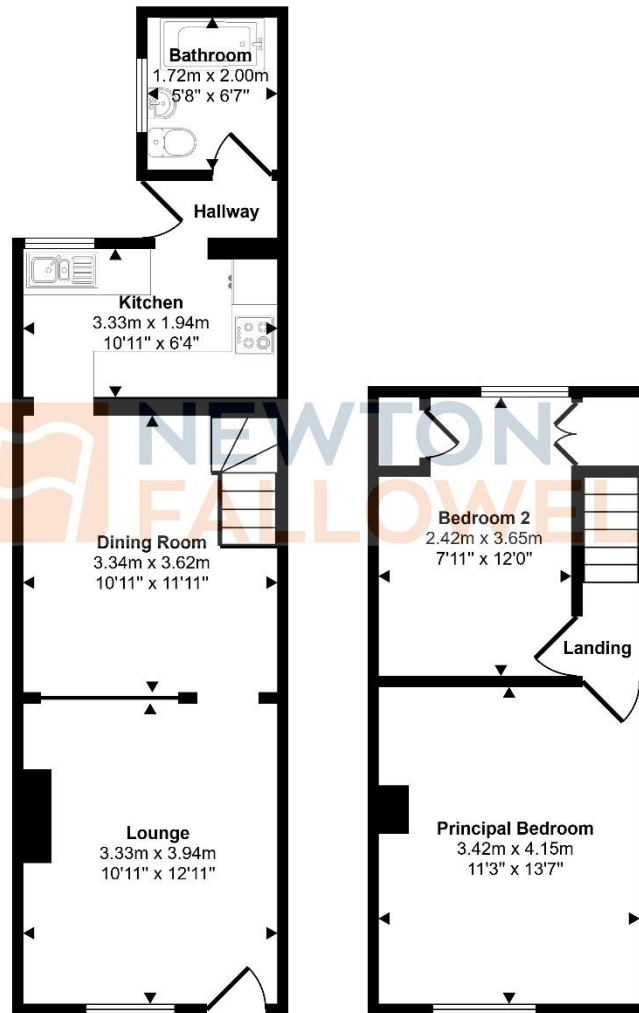
Family Bathroom 1.9m x 2.6m (6'2" x 8'6")

Landing

Bedroom One 3.3m x 4m (10'10" x 13'1")

Bedroom Two 2.5m x 3.6m (8'2" x 11'10")

Approx Gross Internal Area
66 sq m / 706 sq ft



Ground Floor
Approx 38 sq m / 412 sq ft

First Floor
Approx 27 sq m / 294 sq ft

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.

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

