

Rosedale

15 FIR AVENUE, BOURNE, PE10 9RY



£350,000 OFFERS IN EXCESS OF

"Sought after location with no chain"

- EXTENDED DETACHED HOUSE
- FOUR BEDROOMS
- ENSUITE TO MASTER BEDROOM
- VERY WELL PRESENTED THROUGHOUT
- WITHIN EASY ACCESS TO BOURNE WOODS
- WALKING DISTANCE TO WESTFIELD SCHOOL AND LOCAL AMENITIES
- KITCHEN/BREAKFAST AND DINING ROOM
- NO CHAIN
- GARAGE AND DRIVEWAY WITH AMPLE PARKING
- EPC - C / COUNCIL TAX BAND - D



PROPERTY HIGHLIGHTS

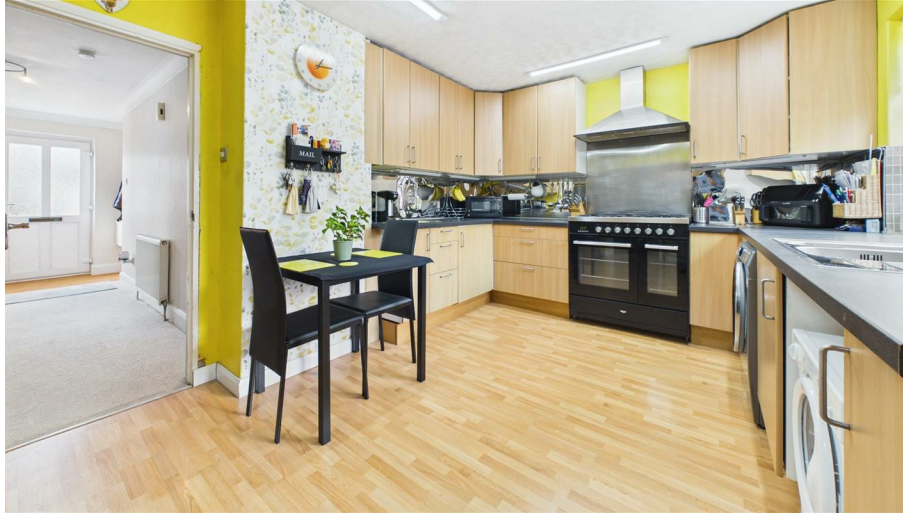
Rosedale Property Agents are delighted to present to the market this lovely extended family detached property in a very popular area.

The property is located on the West side of Bourne close to Bourne woods, primary schools and local amenities.

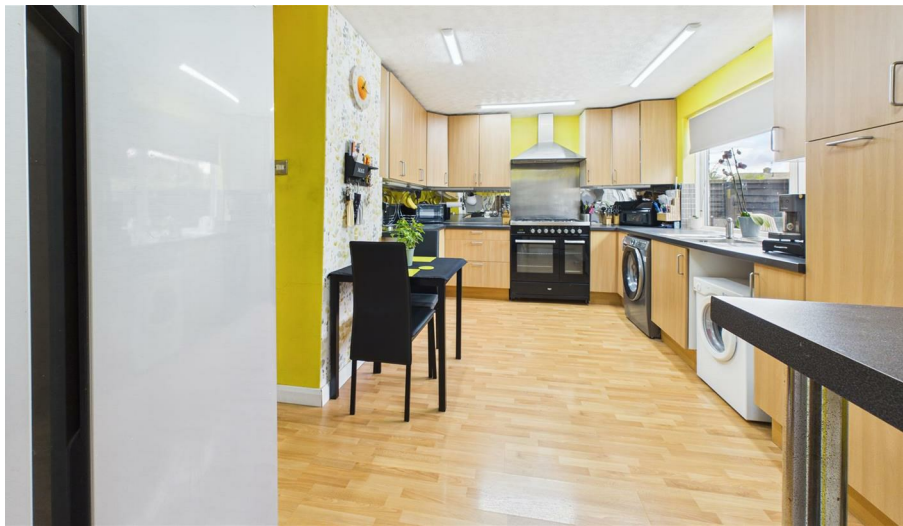
On entering the property there is a pleasant entrance hall, cloakroom and door to lounge leading to the dining room extension and kitchen/breakfast. Upstairs there are four bedrooms including a shower room off of the main bedroom and a refitted bathroom. Due to the garage being integral, all the bedrooms are good sizes.

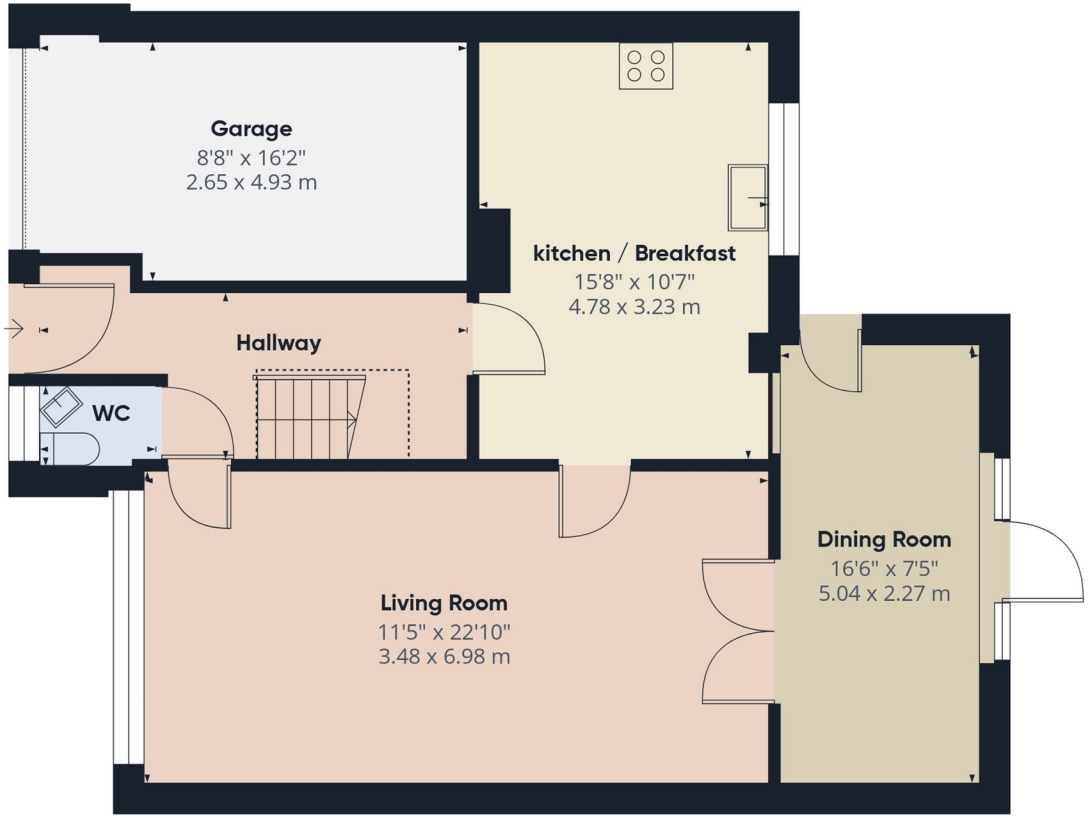
Outside there is a concrete driveway with ample parking leading to the garage. There is gated side access to a fully enclosed Easterly facing rear garden. The property is well proportioned throughout and viewings are highly recommended.

4 Bedrooms 2 Bathroom 2 Reception

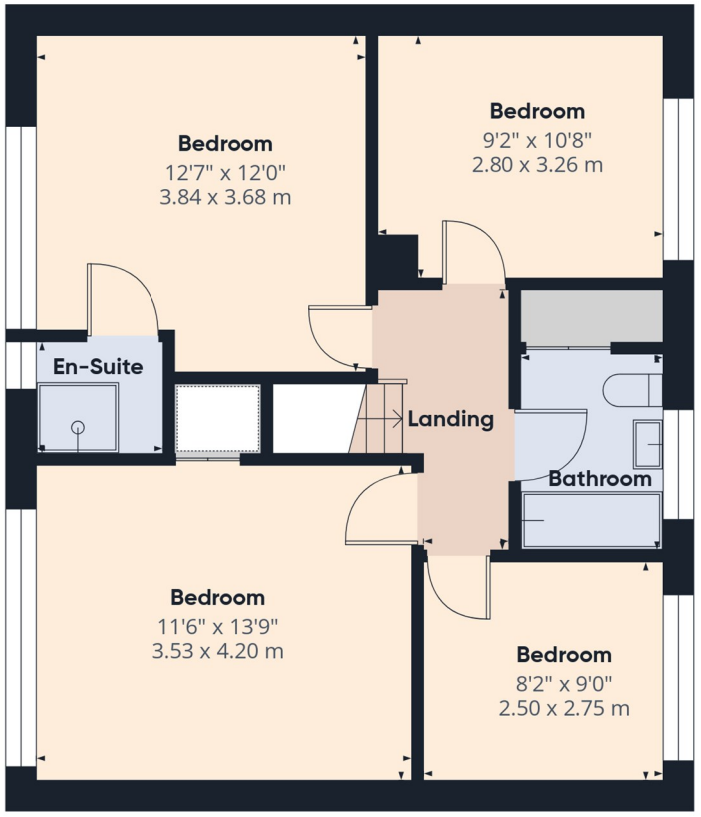








Floor 0



Floor 1



Approximate total area(1)

1405 ft²

130.3 m²

Reduced headroom

17 ft²

1.6 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.

GIRAFFE360















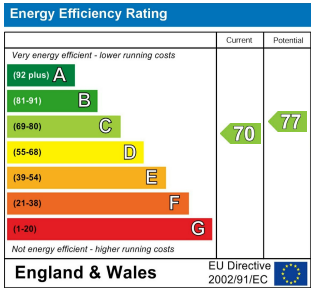


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** D

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30829918

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.

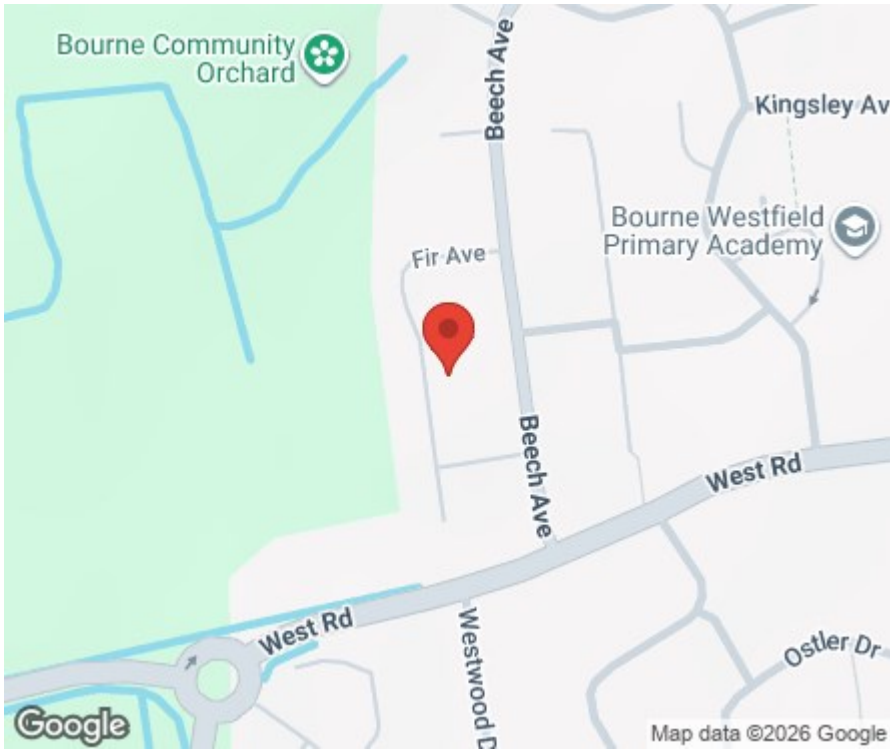
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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