



6 Taunton Road, Bourne, PE100XE

 **NEWTON FALLOWELL**

 3  2  0

Key Features

- Semi Detached Family Home
- Three Bedrooms
- En-Suite To Main Bedroom
- Driveway Parking For Two Vehicles
- Private Rear Garden
- Modern Living Throughout
- Intergrated Appliances
- Recently Refurbished En-Suite
- EPC Rating B
- Freehold

£205,000





Located within the highly regarded Elsea Park, this modern three-bedroom end-terrace home offers well-presented and practical living space throughout. The accommodation includes a contemporary fitted kitchen/breakfast room, a spacious living room with French doors opening to the rear garden, a downstairs WC, three well-proportioned bedrooms, a principal bedroom with a recently refurbished en-suite, and a modern three-piece family bathroom. The property also benefits from ample off-road parking to the front and an enclosed, low-maintenance rear garden.

Upon entering the property, you are welcomed by a generous entrance hallway. The kitchen/breakfast room is positioned to the front and offers modern fitted units, with space for freestanding appliances including a dishwasher, washing machine, and fridge/freezer. To the rear, the living room provides a bright and comfortable space with views over the garden.

To the first floor, the landing leads to three good-sized bedrooms. The principal bedroom benefits from the recently updated en-suite, while the remaining bedrooms are served by the family bathroom.

Outside, the property benefits from off-road parking to the front. The rear garden is a good size and designed to be low maintenance.

Early viewing is highly recommended.





Entrance Hall

Kitchen/Diner 3.12m x 3.1m (10'2" x 10'2")

Lounge 3.68m x 4.72m (12'1" x 15'6")

W.C.

Landing

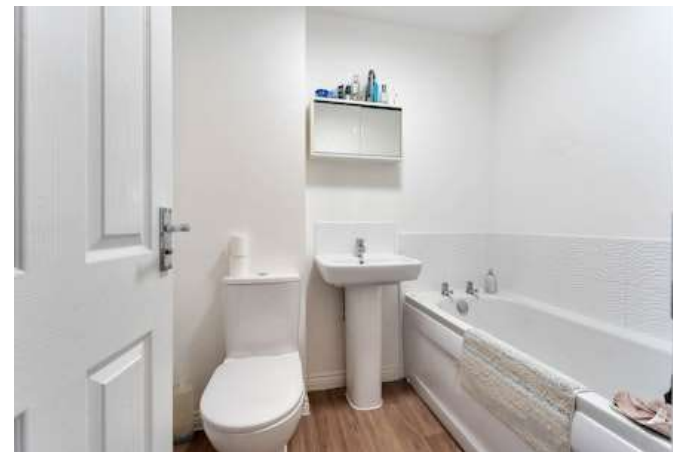


Bedroom One 2.84m x 2.94m (9'4" x 9'7")

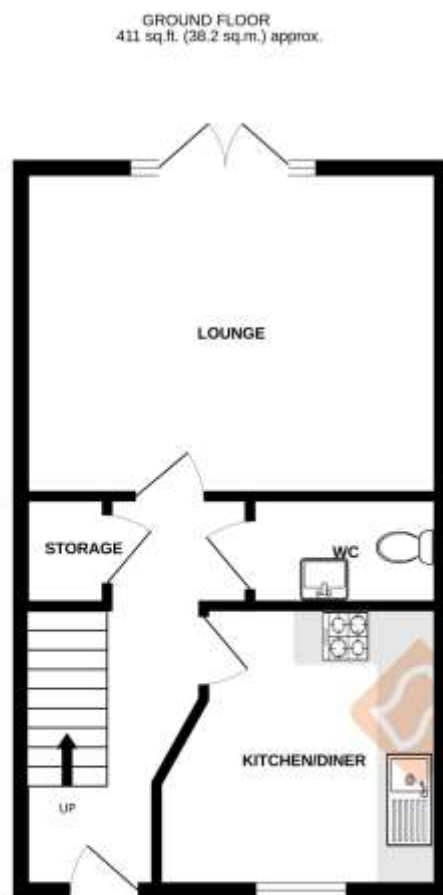
Bedroom Two 3.3m x 2.64m (10'10" x 8'8")

Bedroom Three 3.68m x 1.98m (12'1" x 6'6")

Family Bathroom







TOTAL FLOOR AREA: 823 sq.ft. (76.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
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Score	Energy rating	Current	Potential
92+	A		96: A
81-91	B	84: B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: B

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 £62 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.