

Rosedale

33 AUSTERBY, BOURNE, PE10 9JL



£195,000 OFFERS IN EXCESS OF

"Close to local amenites"

- THREE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- END TERRACE HOUSE
- WITHIN WALKING DISTANCE TO BOURNE TOWN CENTRE
- KITCHEN/DINING
- CLOAKROOM AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO BOURNE GRAMMAR SCHOOL
- IDEAL FOR INVESTMENT OR FIRST TIME BUYERS
- EPC ENERGY RATING C - COUNCIL TAX BAND B



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to bring to the market this three-bedroom end-terrace home, situated in the popular area of Austerby, Bourne.

Offering well-proportioned accommodation throughout, the property features a spacious reception room, providing a comfortable space for both relaxing and entertaining, alongside three bedrooms and a family bathroom.

As an end-terrace property, the home benefits from a little extra privacy and a sense of space. Ideally positioned in Austerby, it is conveniently placed for access to local shops, schools and everyday amenities, making it a great choice for first-time buyers, growing families or those looking to put their own stamp on a home.

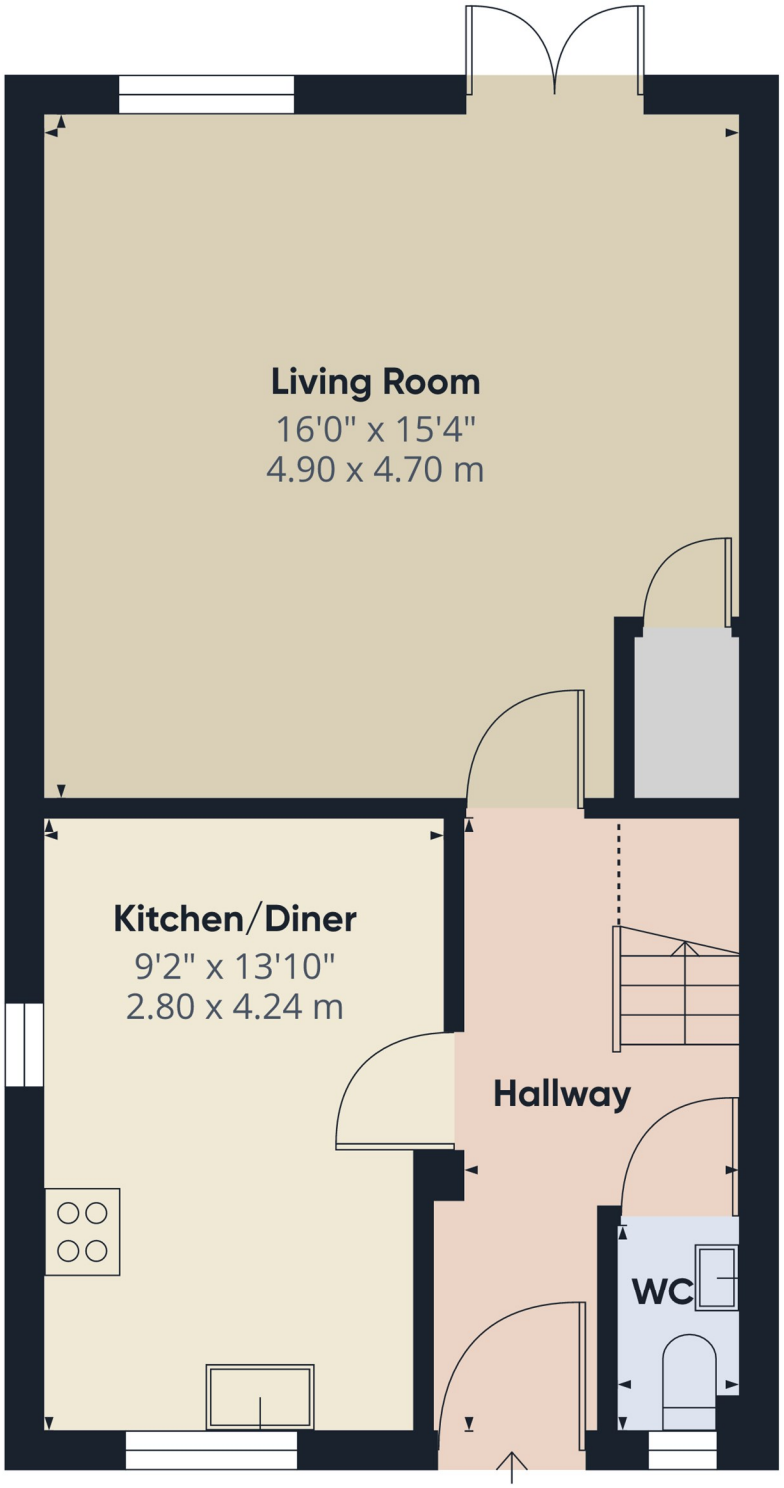
With plenty of potential and a convenient location, this is a property well worth viewing. Early viewing is highly recommended.

3 Bedrooms 1 Bathroom 1 Reception

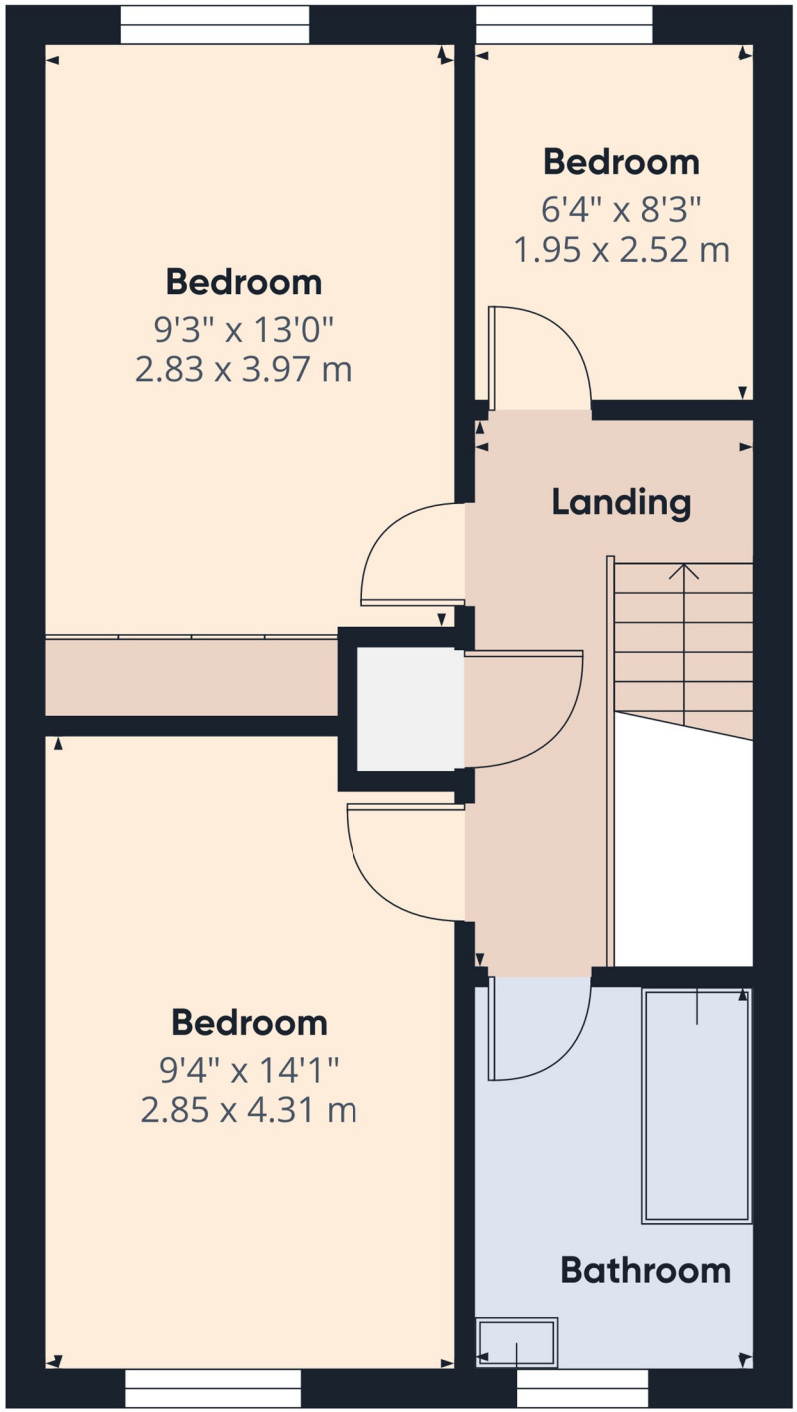








Floor 0



Floor 1

Rosedale

Approximate total area(1)

699 ft²

64.9 m²

Reduced headroom

10 ft²

0.9 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


FAVOURITE MUGS





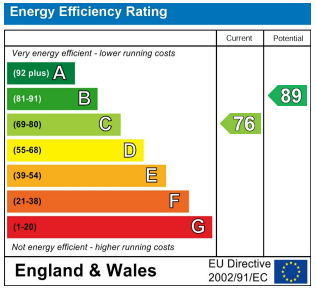


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** B

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

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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