



31 Wherrys Lane, Bourne
£160,000

 **NEWTON FALLOWELL**

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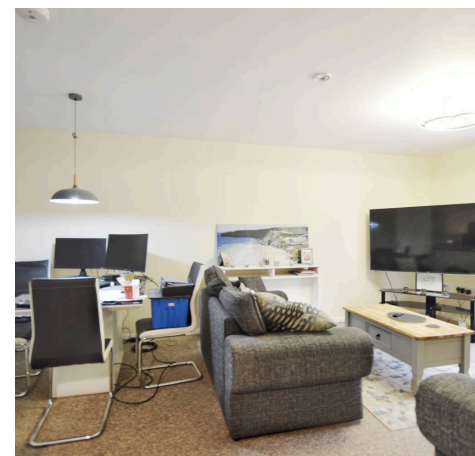
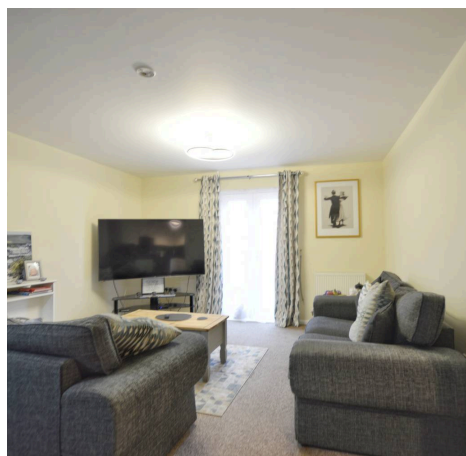
Bourne, Bourne

Offered for sale with NO ONWARD CHAIN, this well-presented two double bedroom maisonette is ideally located in the heart of Bourne. Set over two floors, the property is within easy walking distance of a wide range of local amenities, including shops, restaurants, and pubs. Excellent transport links are also close by, with the bus station just a short three-minute walk away, making this an appealing option for both homeowners and investors.

The property opens into a spacious entrance hall, which provides access to a convenient downstairs W.C. and useful storage space. From here, you are led into a generous open-plan living area, featuring a modern kitchen to one side and a bright lounge/dining space. A Juliet balcony enhances the room, allowing plenty of natural light and fresh air to fill the space.

Upstairs, the first floor comprises two well-proportioned double bedrooms, additional storage, and a three-piece family bathroom. The main bedroom benefits from its own Juliet balcony, while the second bedroom enjoys both a skylight and a window, creating a light and airy feel.

With outdoor space that has a shared roof terraced, early viewing is highly recommended please contact our office to arrange your appointment.





Entrance Hall

13' 0" x 7' 0" (3.95m x 2.14m)

Lounge Diner

19' 3" x 13' 0" (5.87m x 3.95m)

Kitchen

8' 8" x 8' 1" (2.63m x 2.46m)

WC

5' 7" x 3' 5" (1.69m x 1.04m)

Storage

5' 7" x 3' 5" (1.69m x 1.04m)

Bedroom One

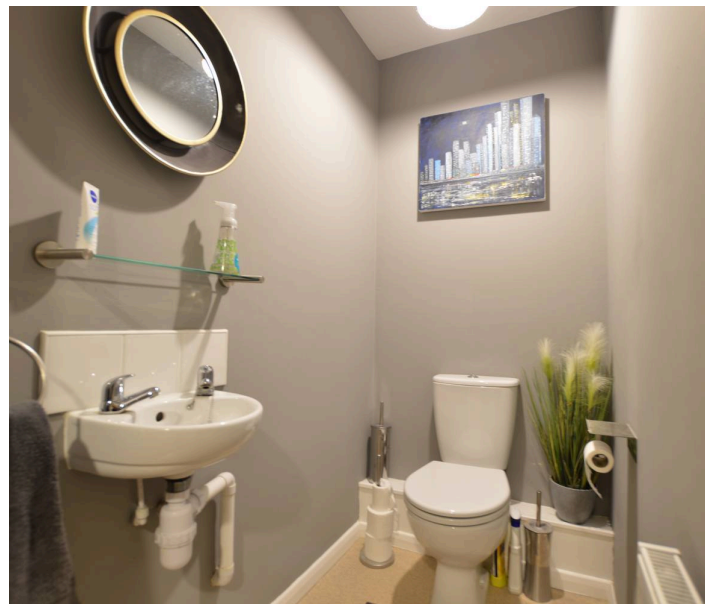
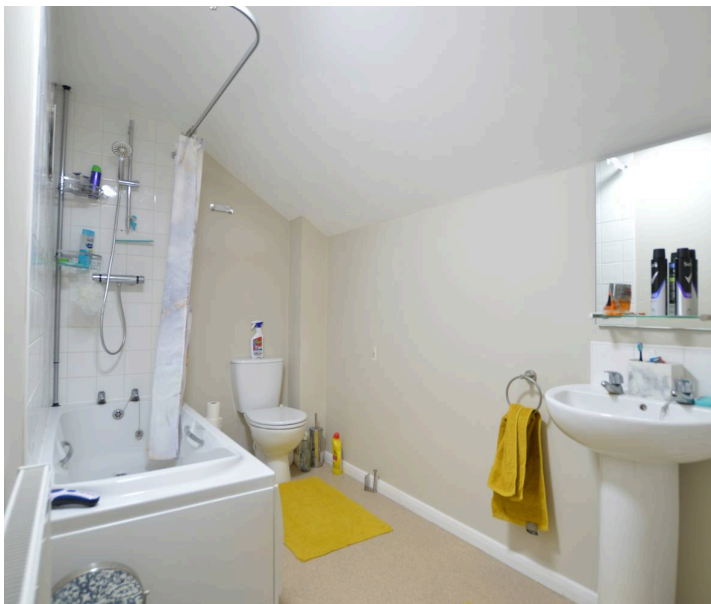
12' 11" x 10' 9" (3.94m x 3.28m)

Bedroom Two

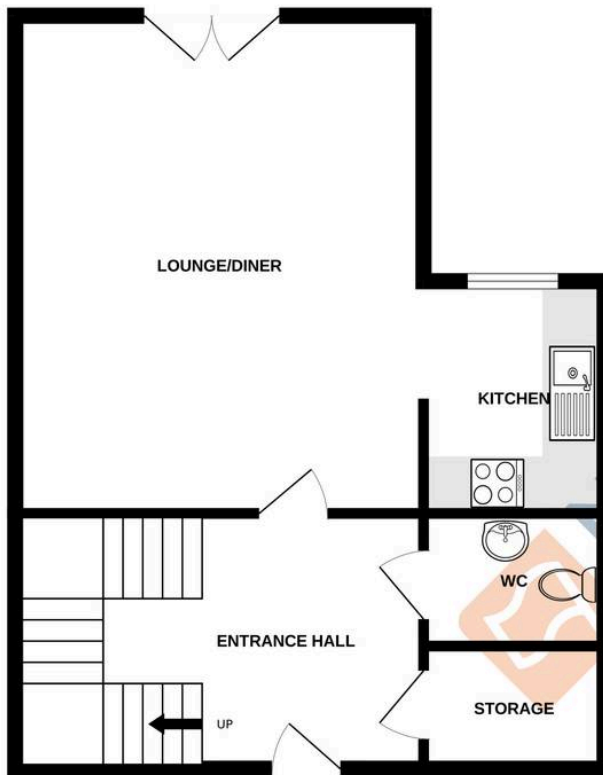
15' 7" x 9' 7" (4.75m x 2.93m)

Bathroom

9' 9" x 5' 7" (2.96m x 1.69m)



GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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.
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Newton Fallowell - Bourne

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