



18 SHELSLEY WALSH RISE, BOURNE, PE10 9GU



£195,000

"Modern end-terrace home ideal for first-time buyers"

- MODERN END-TERRACE PROPERTY
- THREE BEDROOMS AND ENSUITE
- ENCLOSED SOUTHERLY REAR GARDEN
- POPULAR LOCATION
- WITHIN EASY ACCESS TO LOCAL SCHOOLS
- KITCHEN/BREAKFAST
- PERFECT HOME FOR FIRST TIME BUYERS
- TWO SIDE-BY-SIDE PARKING SPACES
- NO ONWARD CHAIN
- EPC ENERGY RATING C - COUNCIL TAX BAND B



PROPERTY HIGHLIGHTS

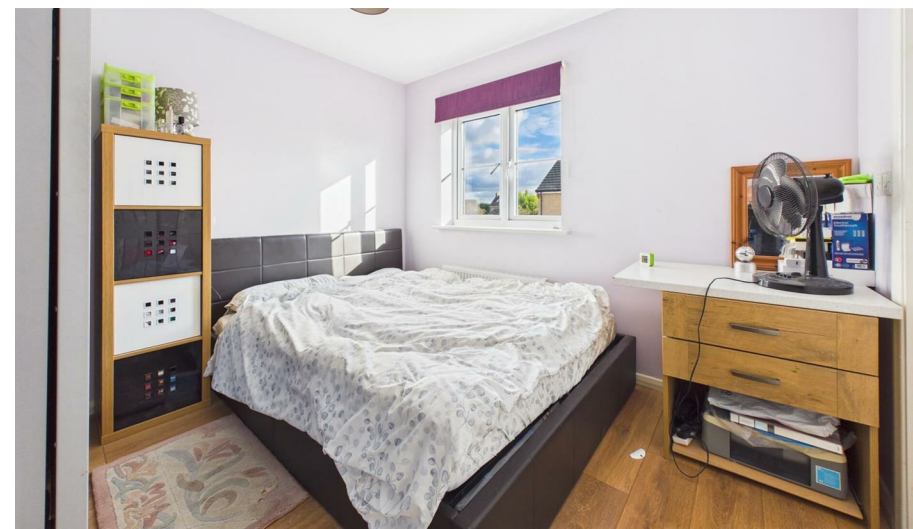
Situated on a modern development within Bourne, this delightful end-terrace house presents an excellent opportunity for a first-time buyer. The property boasts a warm and welcoming atmosphere, perfect for families or individuals looking to settle in a friendly community.

As you enter the property, you will find a small entrance hall and a layout that maximises space and light. The lounge area is to the front of the property, providing a relaxing well lit room. The kitchen/breakfast is equipped with modern amenities and overlooks the rear enclosed garden. There is also a downstairs cloakroom.

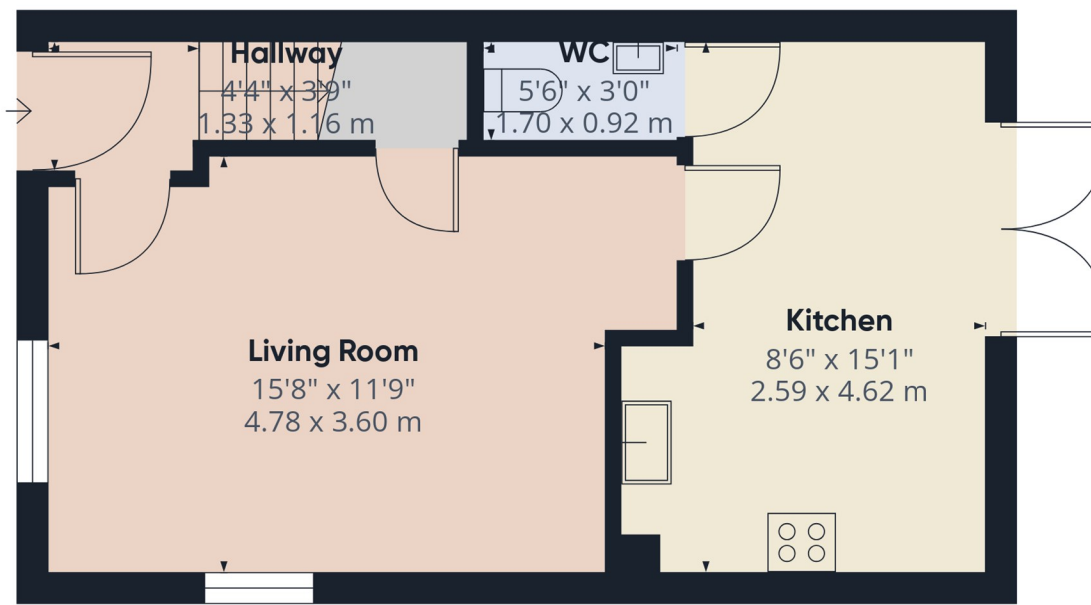
The bedrooms are generously sized with an ensuite to the main bedroom in keeping with modern homes. There is also a family bathroom upstairs.

Outside, the property features a modest rear garden space and two side by side parking spaces to the front. The location is particularly advantageous, as there is no drive-by traffic.

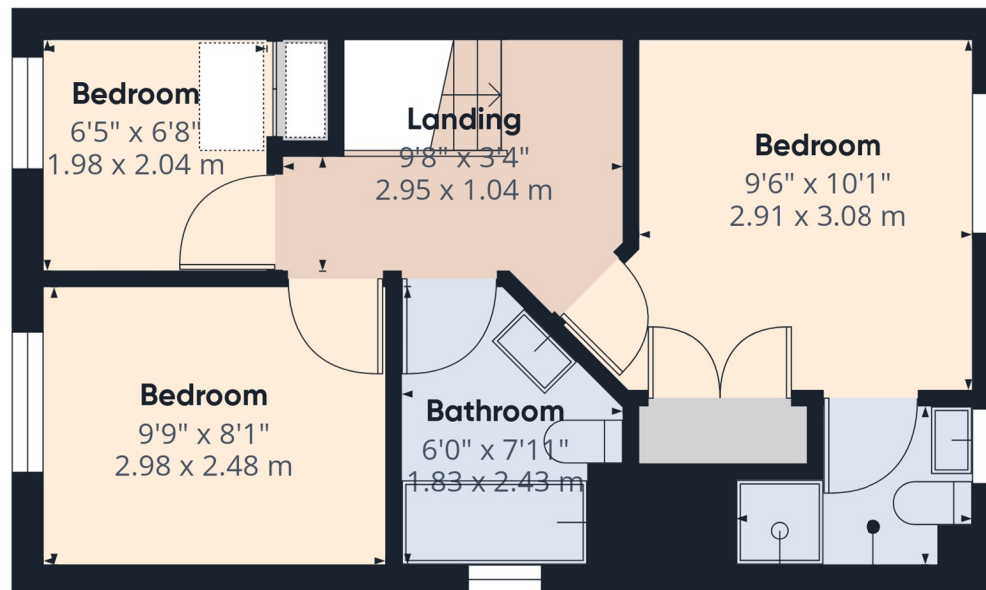
In summary, this end-terraced house, in Shelsley Walsh Rise, is a wonderful opportunity for anyone looking for their first home. It is sure to attract interest from a variety of potential buyers. Do not miss the chance to make this lovely property your own. Viewings are highly recommended.



3 Bedrooms 2 Bathroom 1 Reception



Floor 0



Bathroom
6'11" x 4'7"
2.13 x 1.40 m

Floor 1

Approximate total area⁽¹⁾

736 ft²

68.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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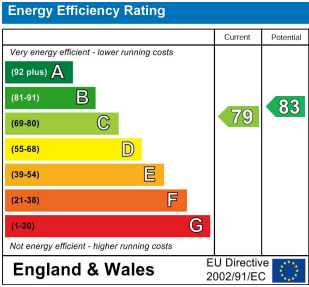


SERVICES & UTILITIES

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?

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12 North Street, Bourne, Lincolnshire, PE10 9AB



IMPORTANT INFORMATION

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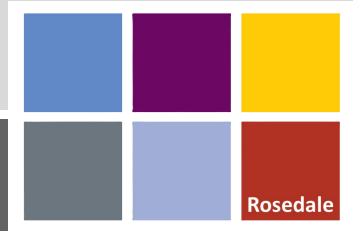
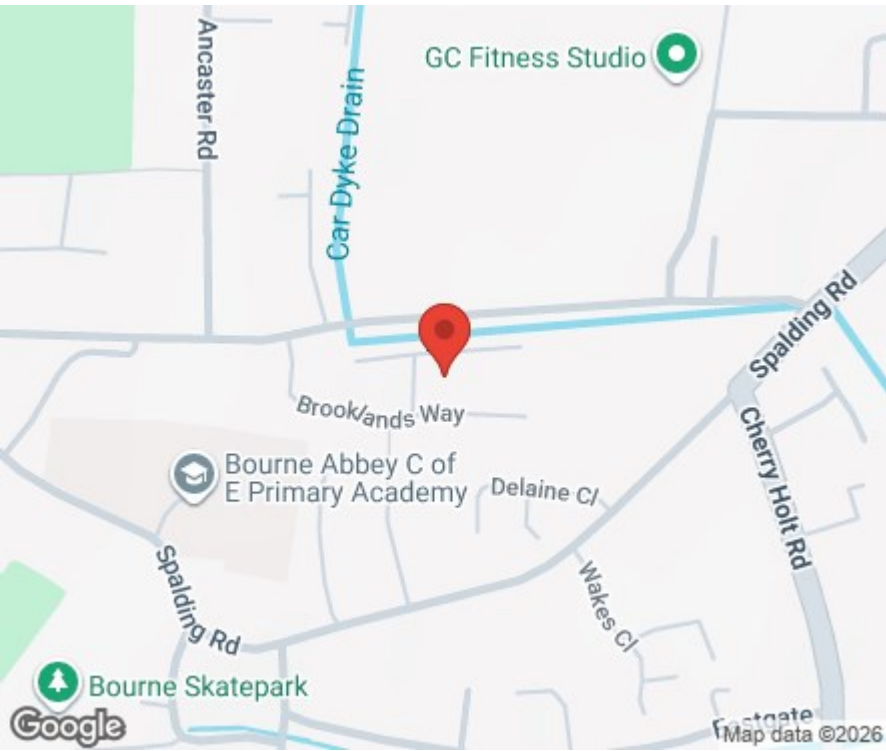
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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.

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