



20 Ripon Close, Bourne  
£190,000

 **NEWTON FALLOWELL**

## 20 Ripon Close

Bourne, Bourne

This beautifully presented semi-detached home offers a perfect blend of modern comfort and practical living, ideally suited to first-time buyers, professional couples, or those seeking a stylish downsizing opportunity.

Upon entering, you are welcomed by a spacious lounge/diner to the rear of this home, that provides a flexible and inviting area for both relaxation and entertaining, with ample natural light enhancing the sense of space. The contemporary kitchen is thoughtfully designed and features a range of built-in appliances (including oven, hob, and fridge freezer), ensuring a seamless cooking experience and plenty of storage. The property benefits from a convenient downstairs WC, adding to the practicality for both residents and guests.

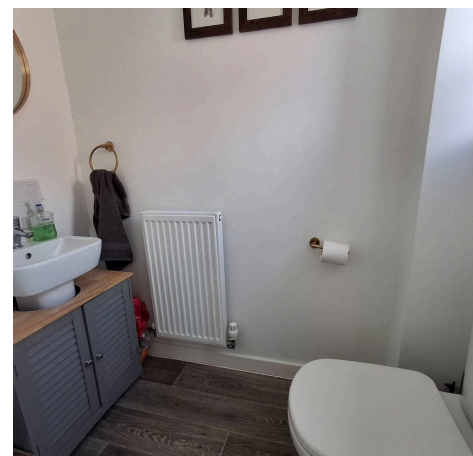
Upstairs, you will find two generous double bedrooms, the principal bedroom boasts a modern en-suite shower room, while the second bedroom is served by a stylish family bathroom, both finished to a high standard. Additional benefits include off-road parking, providing secure and convenient space for vehicles. The home's energy efficiency is reflected in its impressive EPC Rating B, offering lower running costs and a more sustainable lifestyle. With its well-planned layout, high-quality fixtures, and excellent specification throughout, this property represents a superb opportunity for buyers seeking a move-in ready home in a desirable location. Early viewing is highly recommended to fully appreciate the space, comfort, and quality on offer.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





#### Entrance Hall

9' 4" x 4' 6" (2.85m x 1.36m)

#### Lounge Diner

12' 8" x 15' 2" (3.86m x 4.62m)

#### Kitchen

9' 4" x 7' 7" (2.85m x 2.30m)

#### Downstairs WC

6' 1" x 3' 2" (1.85m x 0.96m)

#### Landing

#### Bedroom One

9' 10" x 10' 0" (2.99m x 3.05m)

#### En-suite

6' 0" x 4' 6" (1.84m x 1.38m)

#### Bedroom Two

10' 2" x 7' 10" (3.11m x 2.39m)

#### Bathroom

6' 9" x 6' 2" (2.07m x 1.88m)



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## GARDEN

South-west Facing Rear Garden

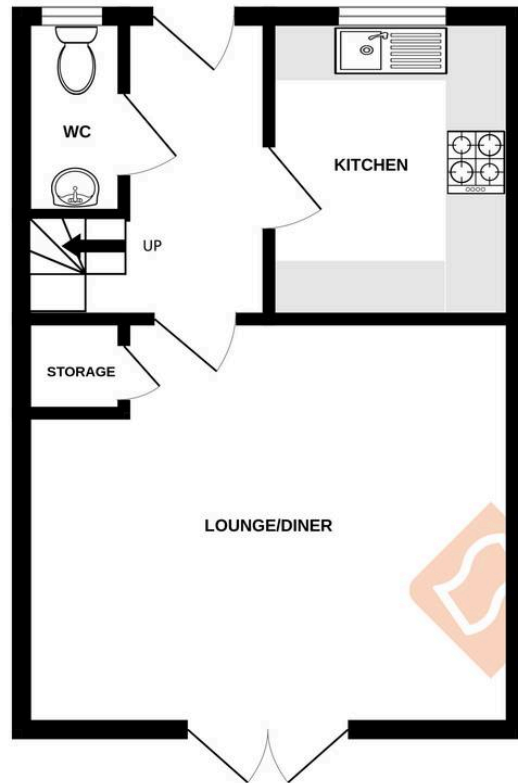
## OFF STREET

1 Parking Space

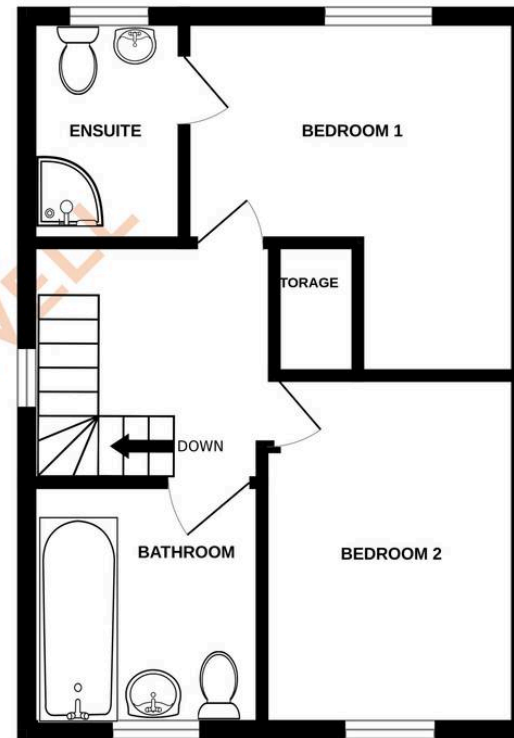
Off Road Parking



GROUND FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 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

Newton Fallowell, 2 North Street - PE10 9EA

01778 422567 · bourne@newtonfallowell.co.uk · newtonfallowell.co.uk/bourne