



33 Tilia Way, Bourne

In Excess of £120,000

 **NEWTON FALLOWELL**

33 Tilia Way

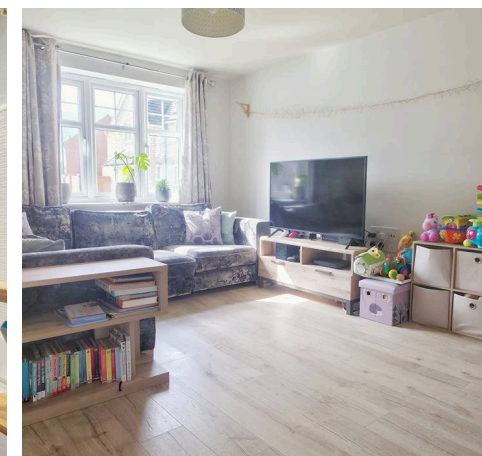
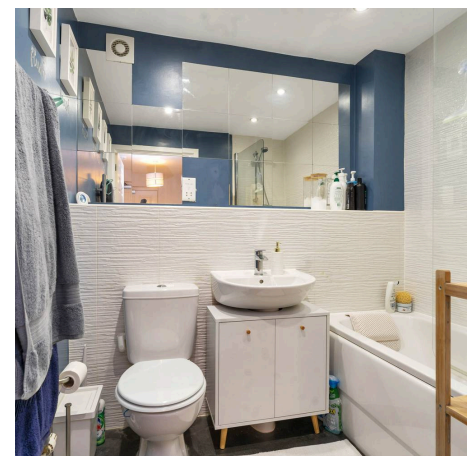
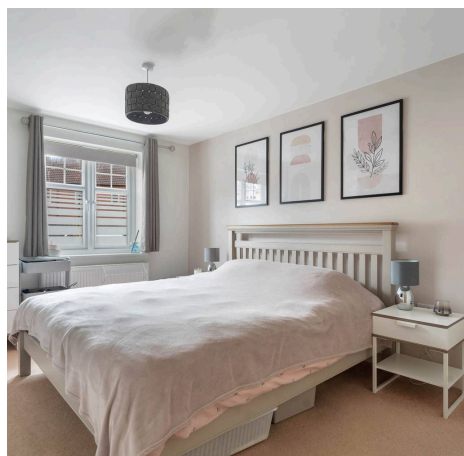
Bourne

Presenting a well-appointed two-bedroom ground floor flat, this property offers an excellent opportunity for first-time buyers, downsizers, or investors seeking comfortable and convenient living.

Situated in a sought-after residential development, the flat features a modern kitchen with built-in appliances with plenty of storage, seamlessly opening into a spacious lounge and dining area that is perfect for both relaxing and entertaining. The open plan layout maximises natural light and creates a welcoming atmosphere throughout.

Both bedrooms are generously sized doubles, providing ample space for furnishings and storage, while the neutral décor ensures a versatile backdrop to suit any style. The contemporary bathroom is fitted with a white suite and quality fixtures and shower over bath.

Additional benefits include dedicated parking and a private garage, as well as efficient double glazing and electric heating for year-round comfort. The property is presented in move-in condition, allowing new owners to settle in with minimal effort. Located within easy reach of local amenities, transport links, and reputable schools, this flat combines practical features with a desirable address. The property falls within Council Tax Band A, representing excellent value for its size and specification. Early viewing is highly recommended to appreciate all that this superb ground floor flat has to offer.





Entrance Hall

Lounge/Diner

Kitchen

Bedroom One

11' 2" x 6' 11" (3.40m x 2.10m)

Bedroom Two

7' 10" x 5' 11" (2.40m x 1.80m)

Bathroom

5' 11" x 5' 11" (1.81m x 1.80m)

Council Tax band: A

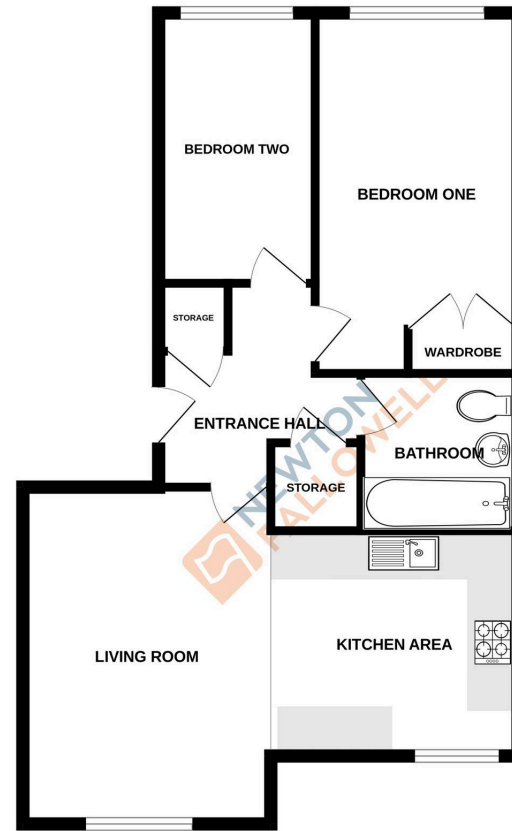
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TILIA WAY, BOURNE PE10 0QR

TOTAL FLOOR AREA: 633 sq.ft. (58.8 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

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