

Rosedale

6 COWSLIP CRESCENT, BOURNE, PE10 0GE



£190,000

- POPULAR MODERN SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- WELL MAINTAINED THROUGHOUT
- PATIO RECENTLY ADDED
- ENSUITE AND CLOAKROOM
- ALLOCATED PARKING TO SIDE FOR TWO VEHICLES
- NO ONWARD CHAIN
- WELL MAINTAINED REAR GARDEN
- IDEAL FIRST TIME BUYERS HOME
- EPC ENERGY RATING C - COUNCIL TAX BAND B



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to bring to the market this popular style of property, situated on Cowslip Crescent in Bourne.

This delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings.

With two spacious double bedrooms, this property is ideal for first-time buyers or those simply looking to downsize. The layout is thoughtfully designed to maximise space and functionality, ensuring that each room serves its purpose effectively.

The kitchen/breakfast room is conveniently located, providing essential amenities for everyday living. The semi-detached nature of the property offers a sense of privacy while still being part of a friendly neighbourhood.

Cowslip Crescent is a peaceful location, making it an attractive choice for first-time buyers and those looking to downsize. The surrounding area offers a variety of local amenities, including shops, schools and parks, all within easy reach.

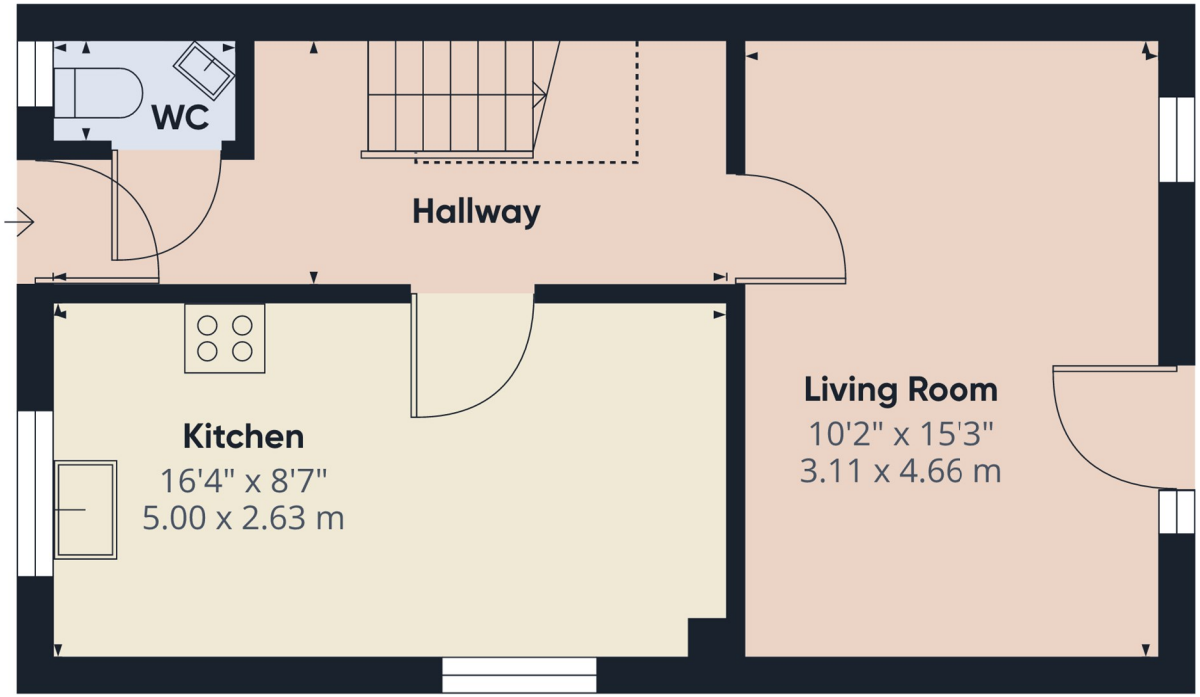
To fully appreciate all that this property has to offer, viewings are highly recommended.

2 Bedrooms 1 Bathroom 1 Reception

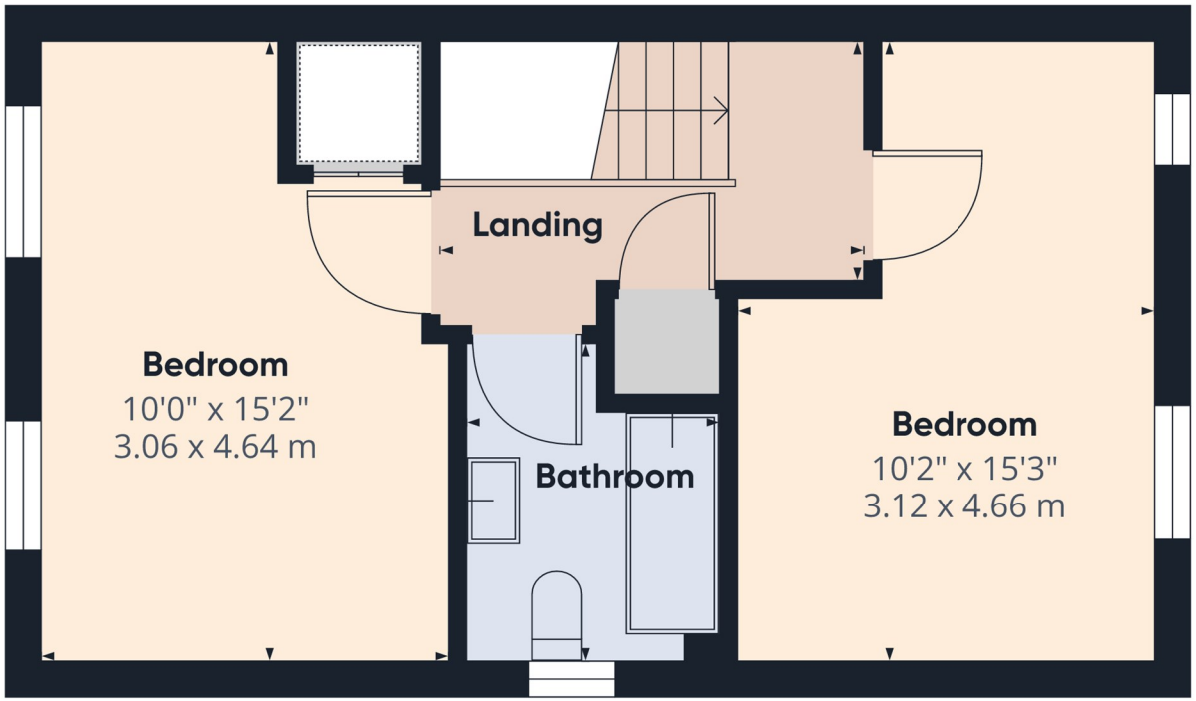








Floor 0



Floor 1



Rosedale

Approximate total area(1)

769 ft²

71.5 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

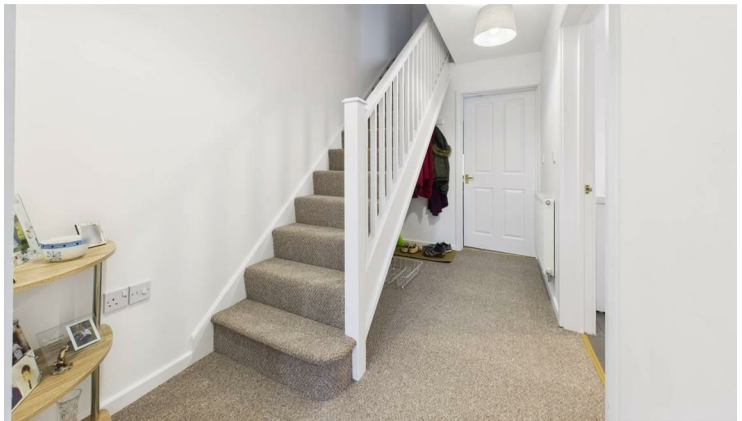
..... Below 5 ft/1.5 m

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

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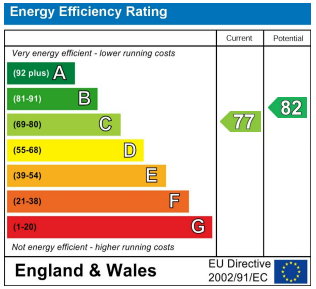


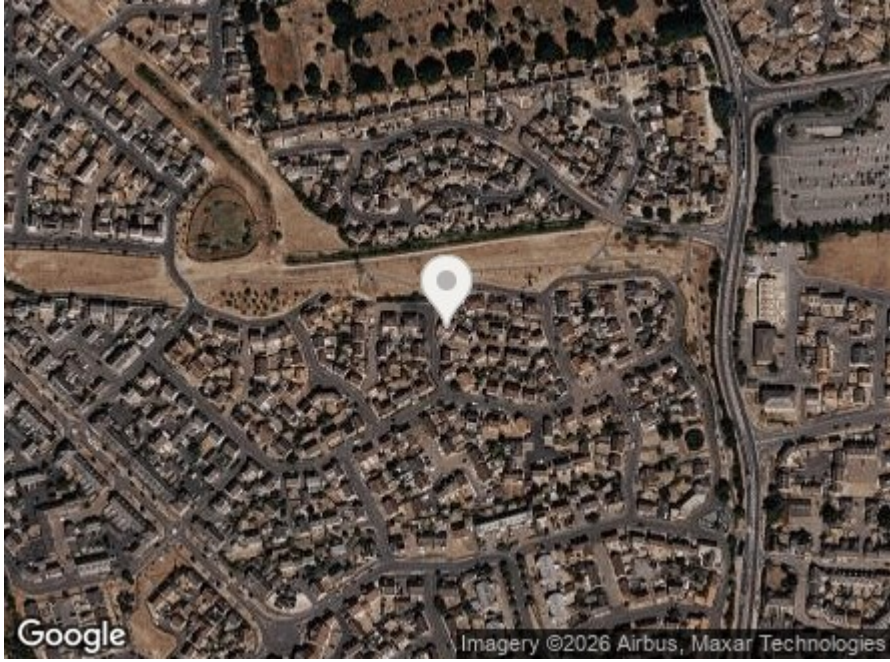
SERVICES & UTILITIES

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?

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.

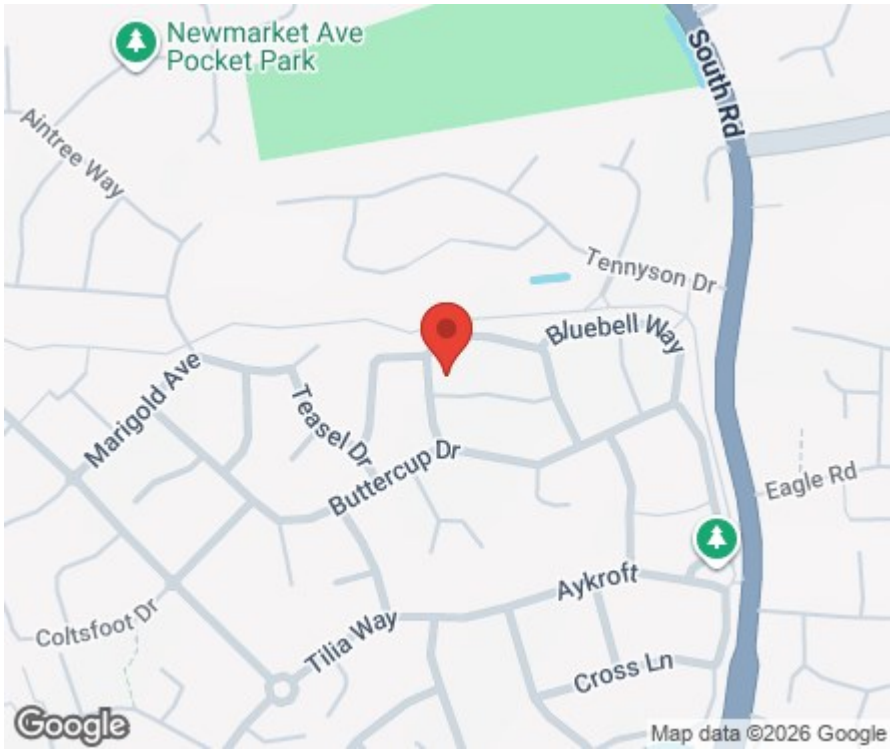
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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.



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