

Rosedale

48 SPRINGBANK DRIVE, BOURNE, PE10 0GP



£66,500

- 35% SHARED OWNERSHIP
- MODERN END TERRACE HOME
- TWO DOUBLE BEDROOMS
- KITCHEN/BREAKFAST
- WELL MAINTAINED THROUGHOUT
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUYER HOME
- LOCATED WITH GREEN SPACE TO FRONT AND SIDE
- FULLY ENCLOSED REAR GARDEN WITH ACCESS TO ALLOCATED PARKING
- EPC ENERGY RATING C - COUNCIL TAX BAND B



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer to the market this delightful end-terrace house on Springbank Drive, which offers a perfect blend of modern living and comfort. Built in 2007, the property spans an inviting 829 square feet, providing ample space for both relaxation and entertaining.

Upon entering, you are greeted by a well-proportioned entrance hall. The layout flows seamlessly, creating a warm and welcoming atmosphere throughout. The house features two generously sized bedrooms, perfect for a small family, guests or even a home office.

The bathroom is the original three-piece suite, with a mains-fed shower over the bath. The property benefits from its end-terrace position, with green space to the front and side, offering additional privacy and a sense of space.

Situated in a popular neighbourhood, this home is conveniently located near local amenities, schools and parks. This shared ownership property is extremely well maintained and ready to move into. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to enjoy comfortable living in Bourne.

Don't miss the chance to make this charming house your new home. Viewings are highly recommended.

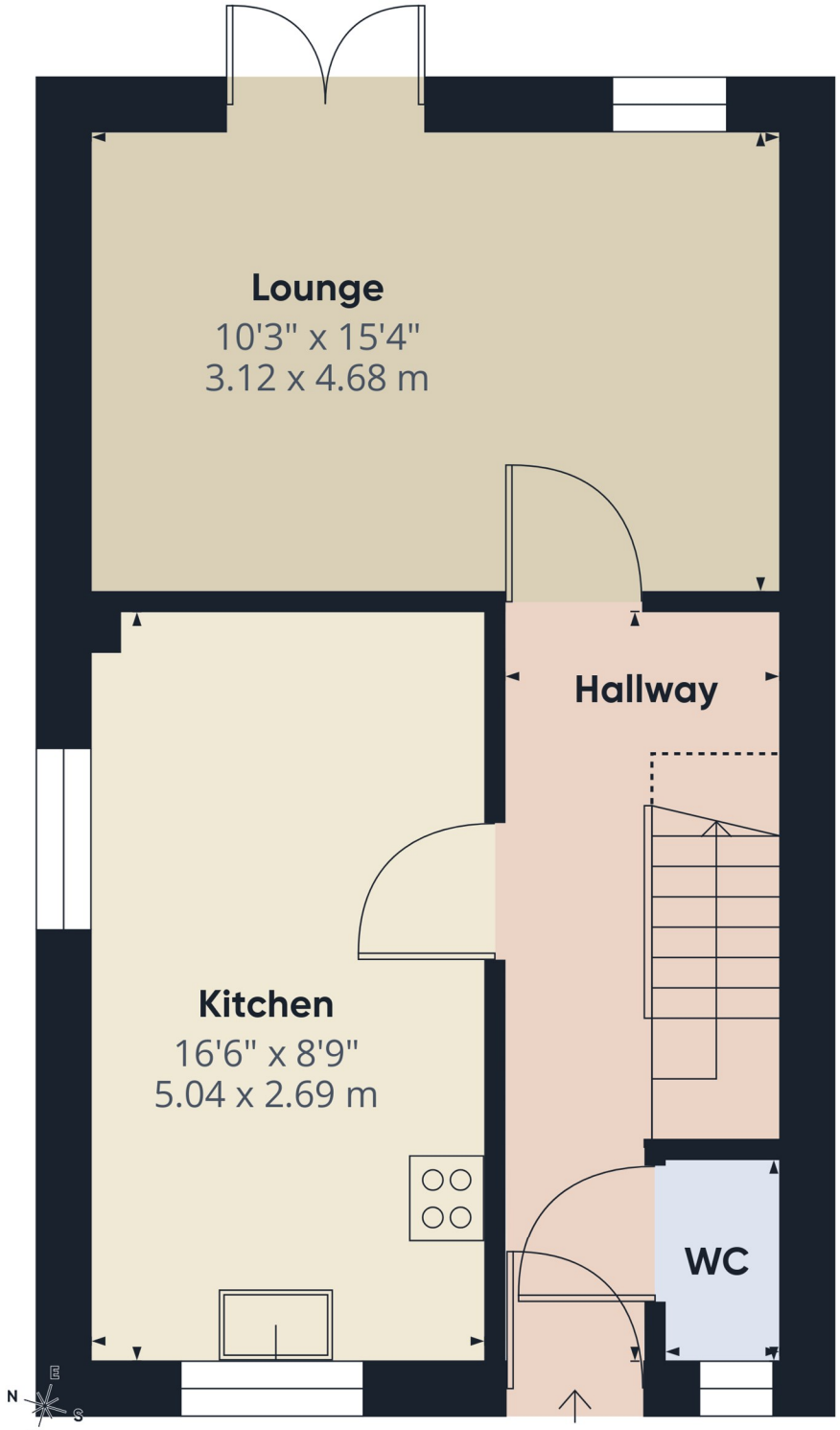
Agents Note:
As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.

2 Bedrooms 1 Bathroom 1 Reception

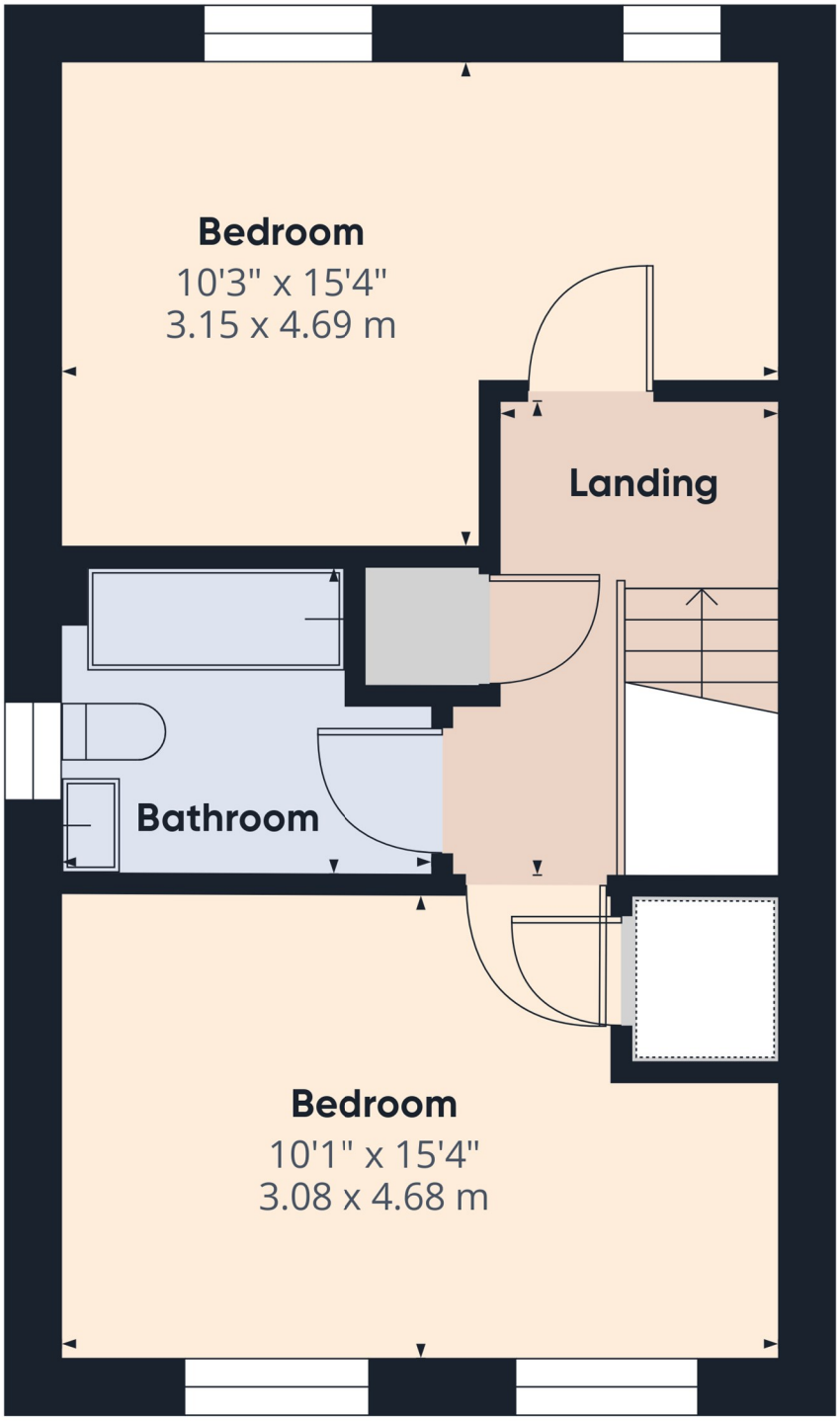








Floor 0



Floor 1

Rosedale

Approximate total area(1)

781 ft²

72.7 m²

Reduced headroom

10 ft²

0.9 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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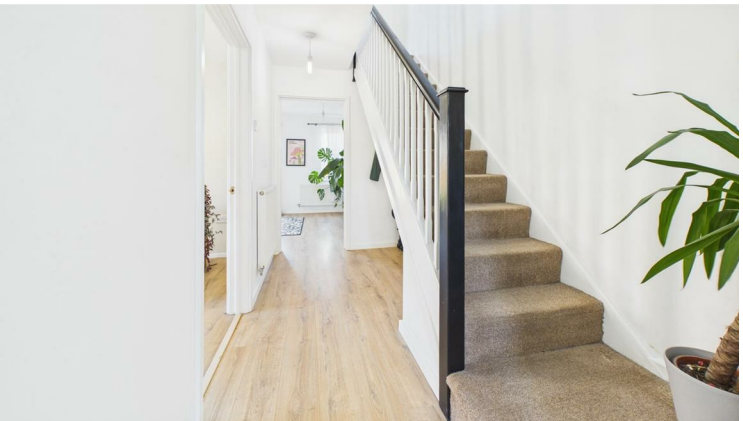







beko
SAMSUNG
Ceramic Inside
CUPCAKE
BAKE
ICED BUNS
Tea
Time for Tea


YAYOI
KUSAMA
草間彌生
東京





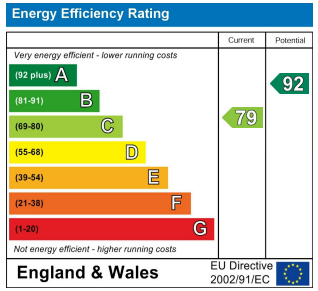


SERVICES & UTILITIES

Tenure: Leasehold **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.

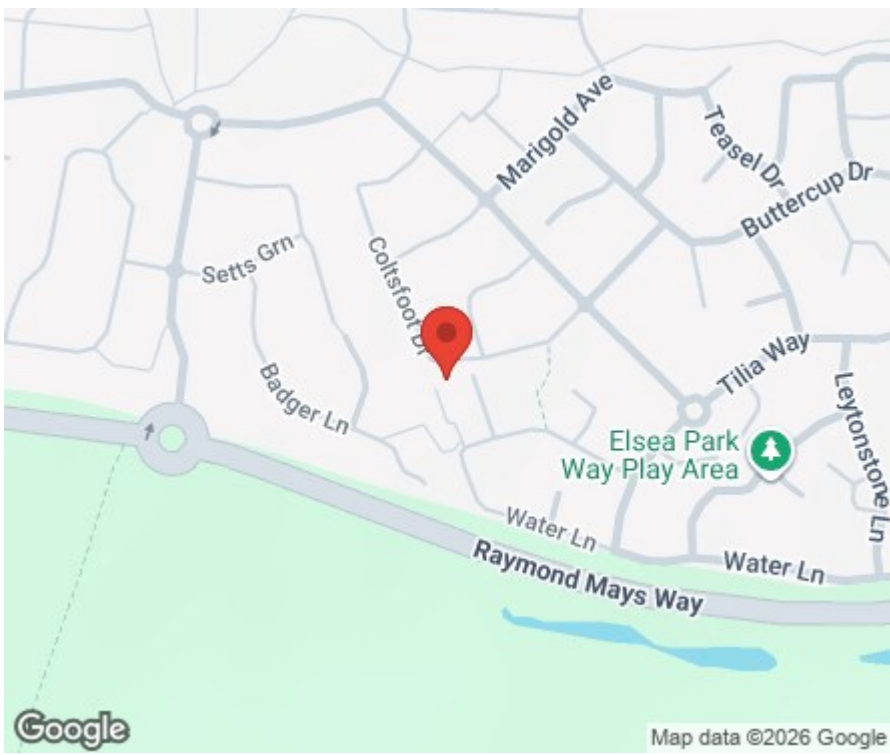




Interested in viewing this property?

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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