

Rosedale

1 BELLAMY WAY, BOURNE, PE10 2BE



£225,000 OFFERS IN EXCESS OF

"Nearly new family home"

- SEMI DETACHED HOUSE
- MODERN PROPERTY
- THREE BEDROOMS
- ENSUITE TO MAIN BEDROOM
- DRIVEWAY PARKING FOR A NUMBER OF VEHICLES
- WELL PRESENTED THROUGHOUT
- ONE OWNER FROM NEW
- NO ONWARD CHAIN
- WITHIN EASY ACCESS TO BOURNE CENTRE
- EPC ENERGY RATING B - COUNCIL TAX BAND B



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer this lovely, well-presented property to the market. The current owners have made a number of upgrades throughout and are keen to sell.

Off the entrance hall, there is a cloakroom and access to the lounge/diner, which leads to the fully fitted kitchen/breakfast area and rear garden.

Upstairs, there are three bedrooms, including the main bedroom with an en-suite, as well as a family bathroom.

Outside, there is ample parking to the front and side, along with gated access to the enclosed rear garden. The property is located on the most recently developed side of Bourne Springs and offers easy access to Bourne town centre.

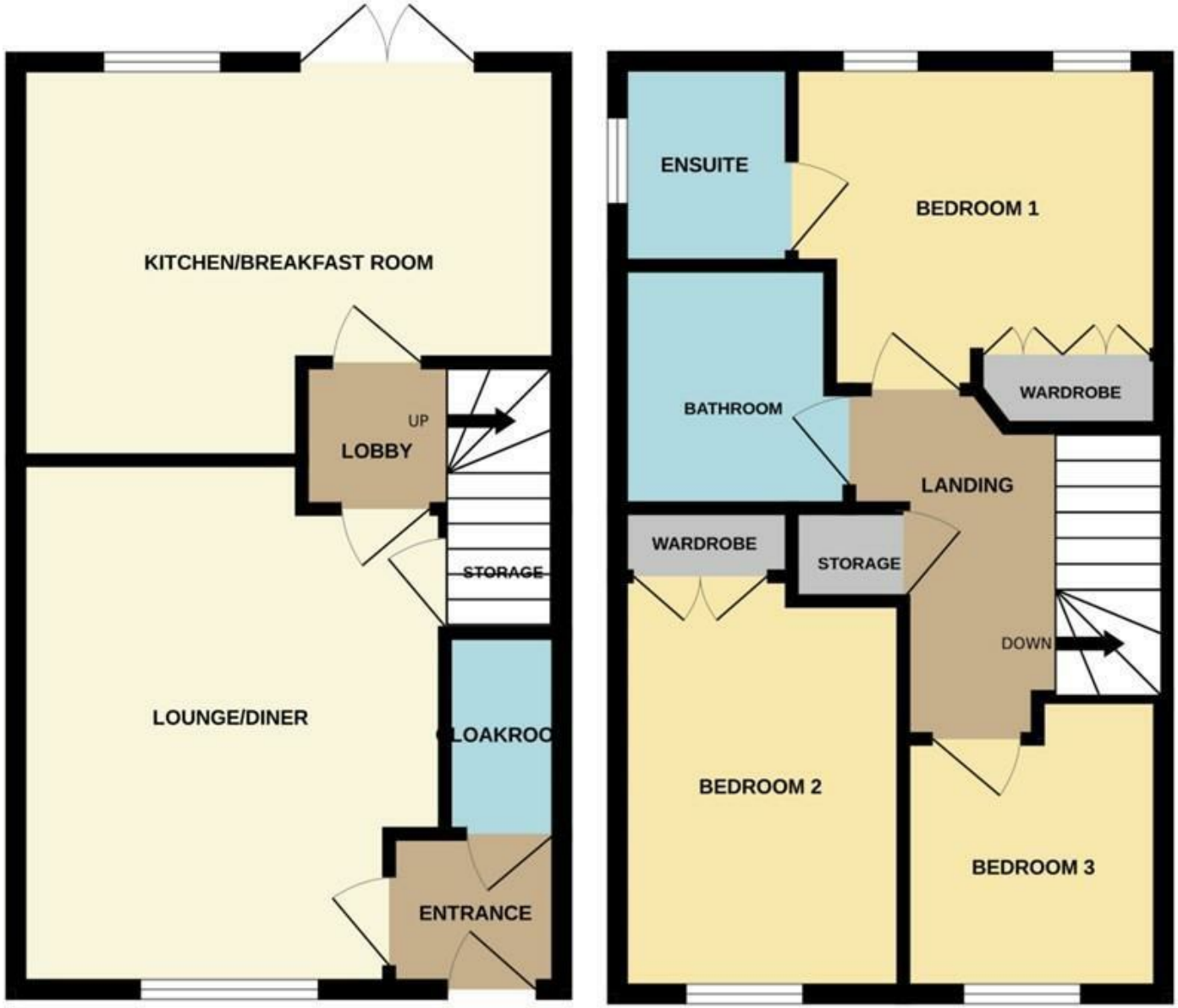
Agents Note:
As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.

3 Bedrooms 2 Bathroom 1 Reception





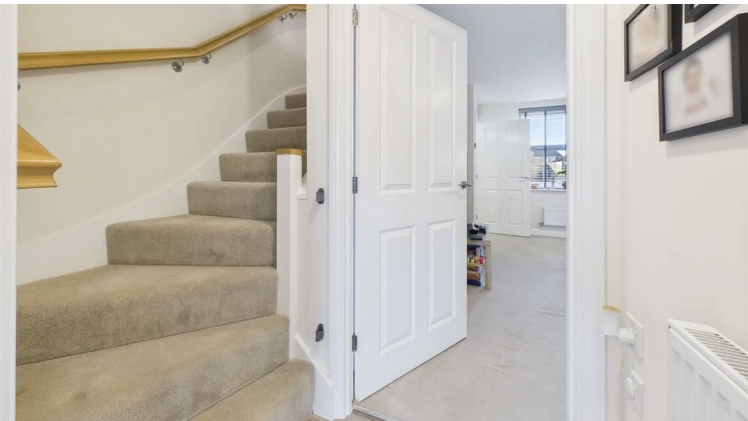



KITCHEN/BREAKFAST ROOM
UP
LOBBY
STORAGE
LOUNGE/DINER
CLOAKROO
ENTRANCE
ENSUITE
BEDROOM 1
BATHROOM
WARDROBE
LANDING
WARDROBE
STORAGE
DOWN
BEDROOM 2
BEDROOM 3







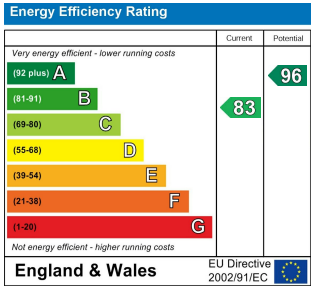


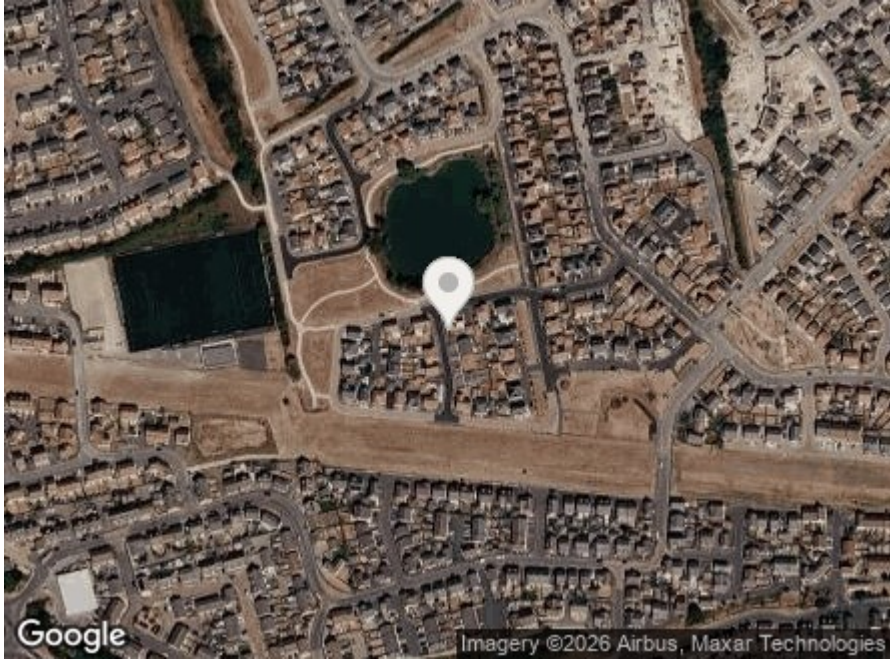
SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** B

For the **MATERIAL INFORMATION REPORT** on this property select the link - 28731662

Or alternatively speak to your Rosedale agent who will be able to help you.

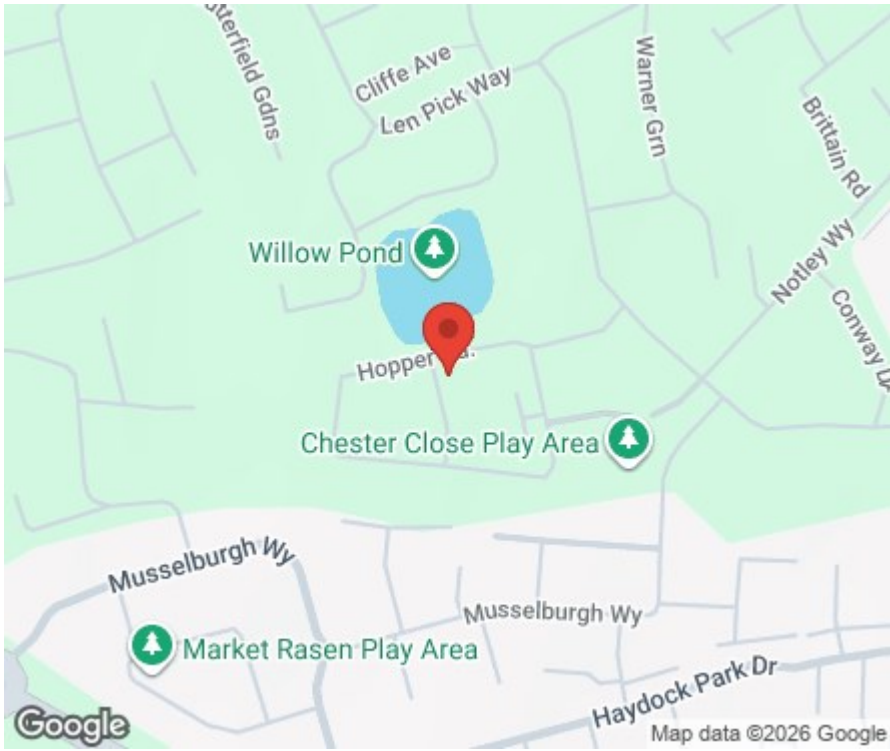




Interested in viewing this property?

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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