

25 TORFRIDA DRIVE, BOURNE, PE10 9QF



£245,000

"Everyone loves a bungalow!"

- WELL MAINTAINED & PRESENTED BUNGALOW
- NO ONWARD CHAIN
- REDECORATED THROUGHOUT
- VERY POPULAR CUL-DE-SAC LOCATION
- SOUTHERLY FACING REAR GARDEN
- REFITTED INTERNAL DOORS AND RADIATORS
- SHOWER ROOM
- WITHIN EASY ACCESS TO BOURNE WOODS
- EPC ENERGY RATING D - COUNCIL TAX BAND B



## PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to present this charming bungalow tucked away in a sought-after cul-de-sac on the western side of Bourne.

Ideally located within easy reach of Bourne Woods and local amenities, properties of this type and in this area rarely become available - early interest is strongly advised.

The accommodation has been recently redecorated throughout as well as all carpets cleaned and has a UPVC porch to the side entrance hall, a front-facing kitchen with a free standing fridge and washing machine, a comfortable lounge, two bedrooms and a shower room.

Externally the property benefits from driveway parking to the front and a low-maintenance rear garden.



🛏 2 Bedrooms 🚿 1 Bathroom 🪑 1 Reception



Approximate total area<sup>(1)</sup>

560 ft<sup>2</sup>

52.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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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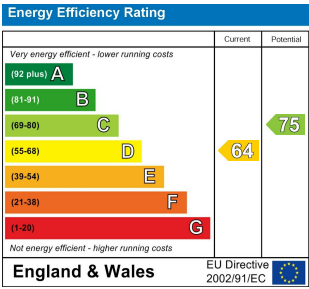


# SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: B

For the MATERIAL INFORMATION REPORT on this property select the link - 29700932

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.

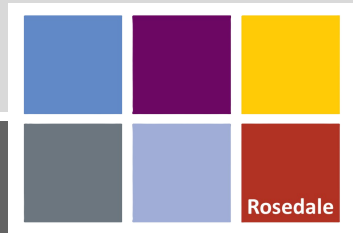
**Property Particulars:** These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

**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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