

9 ORCHARD CLOSE, MORTON, PE10 0NZ



£275,000

"Detached bungalow within a cul-de-sac location"

- DETACHED BUNGALOW
- VERY POPULAR CUL-DE-SAC LOCATION
- TWO BEDROOMS
- EXTENDED KITCHEN/DINER AREA
- FOUR PIECE BATHROOM
- PLENTY OF DRIVEWAY PARKING
- NO ONWARD CHAIN
- VILLAGE WITH A BUS SERVICE AND AMENITIES
- LOW MAINTENANCE REAR GARDEN
- EPC ENERGY RATING D - COUNCIL TAX BAND B



PROPERTY HIGHLIGHTS

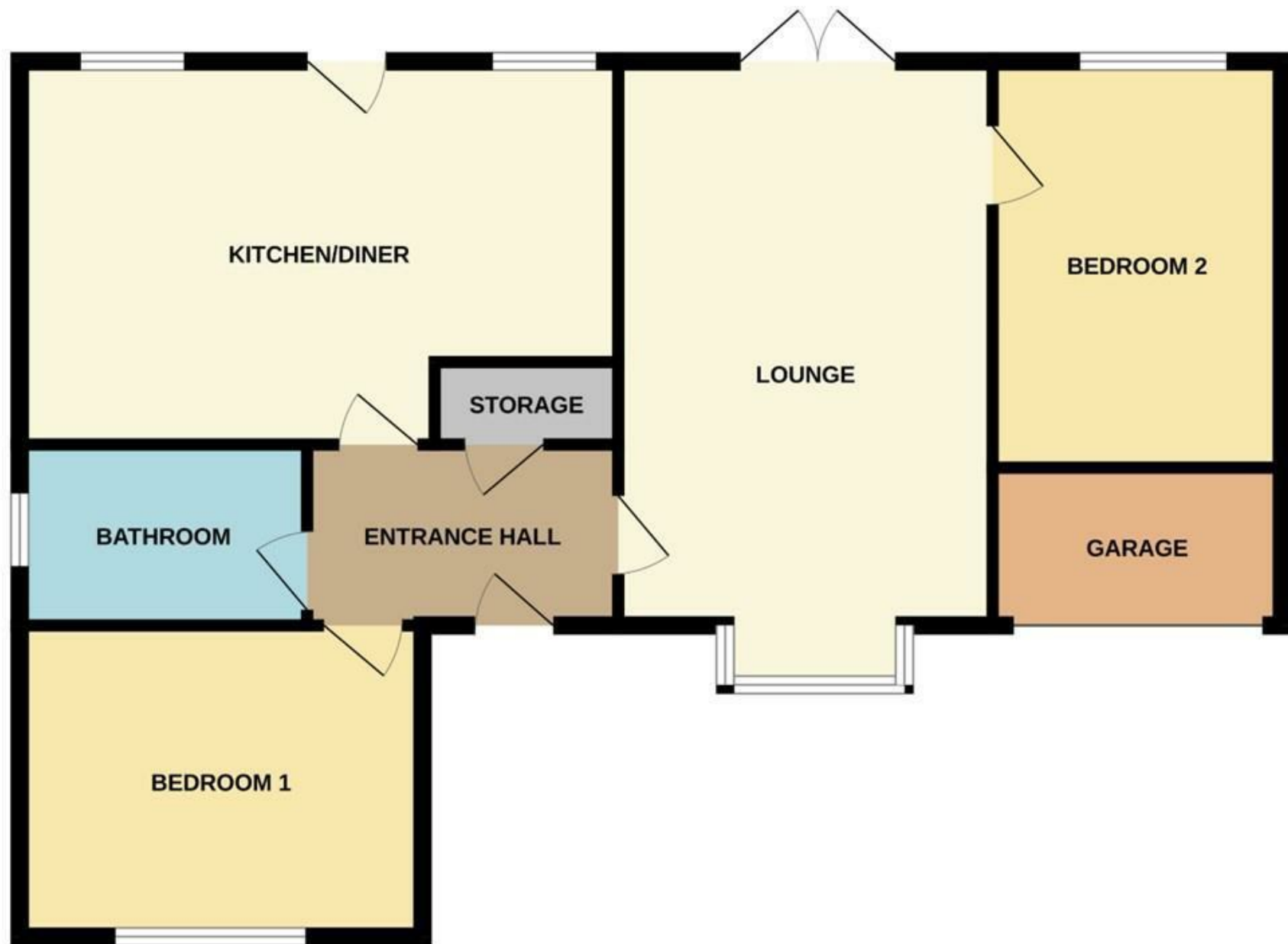
Rosedale are delighted to present to the market this reconfigured bungalow in the popular village of Morton which has a number of village advantages to include, a regular bus service, a popular primary school, and local amenities.

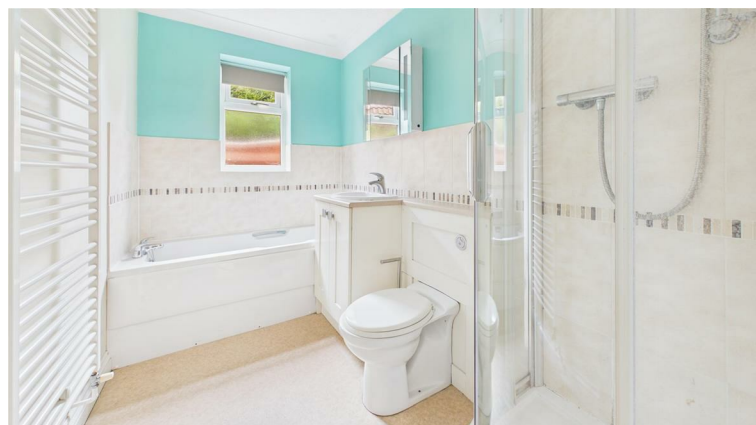
This bungalow is set back from the road and has plenty of driveway parking leading to a quarter garage. Inside the property you can really appreciate the space created within the kitchen/diner. There is a dual aspect lounge, main bedroom, four piece bathroom and a converted garage for bedroom two.

Outside the property is generally low maintenance front and back, with a number of sheds and a summerhouse. The garage conversion has been completed with space to the front for bikes and other similar size items.



🛏 2 Bedrooms 🚿 1 Bathroom 🪑 1 Reception



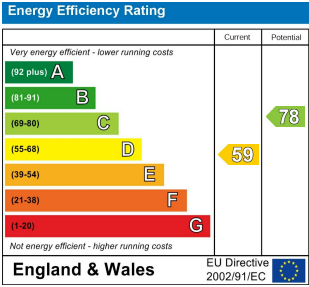


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: B

For the MATERIAL INFORMATION REPORT on this property select the link - 29713001

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.

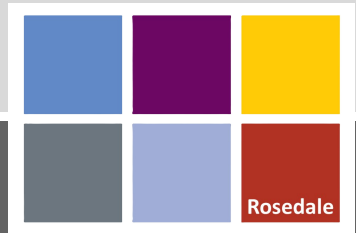
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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