Rosedale

1 SHELSLEY WALSH RISE, BOURNE, PE10 9GU

£130,000 OFFERS IN EXCESS OF

"Well maintained coach house"

- COACH HOUSE
- TWO BEDROOMS
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- MODERN KITCHEN AND BATHROOM
- SINGLE GARAGE
- DRIVEWAY PARKING
- NO ONWARD CHAIN
- WITHIN EASY ACCESS TO BOURNE CENTRE
- WELL MAINTAINED PROPERTY
- EPC ENERGY RATING C - COUNCIL TAX BAND A

PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer this lovely coach house within a small modern development in Bourne with no onward chain.

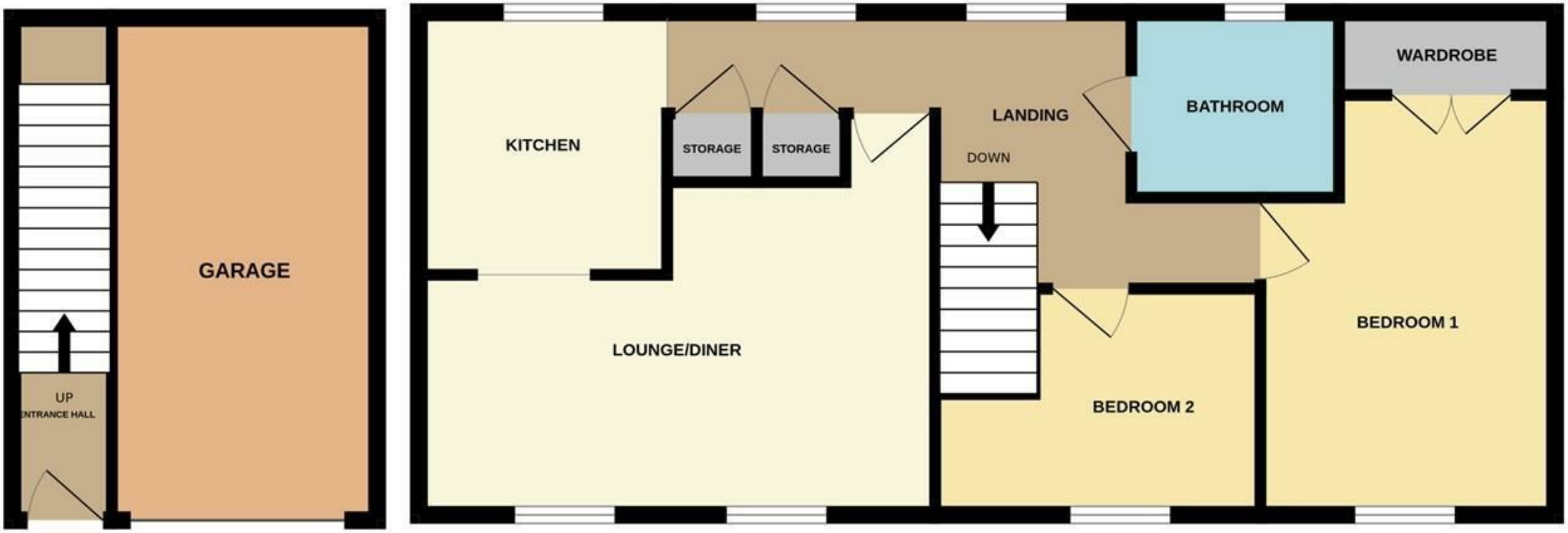
The property would suit either a first time buyer or investor.

There are two bedrooms - the main with built in wardrobes, landing with two storage cupboards, modern kitchen and modern bathroom with a spacious lounge/diner to the front.

Outside there is a garage with allocated parking to the front.

Agents Note:
As is normal with many modern housing estates, there is an annual Management 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

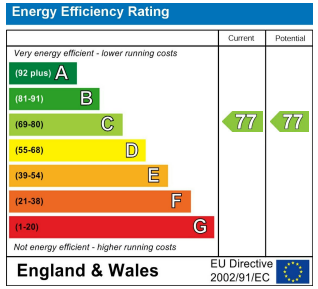

GARAGE
UP
ENTRANCE HALL
KITCHEN
STORAGE
STORAGE
LANDING
DOWN
BATHROOM
WARDROBE
LOUNGE/DINER
BEDROOM 2
BEDROOM 1

SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** A

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30591859

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.

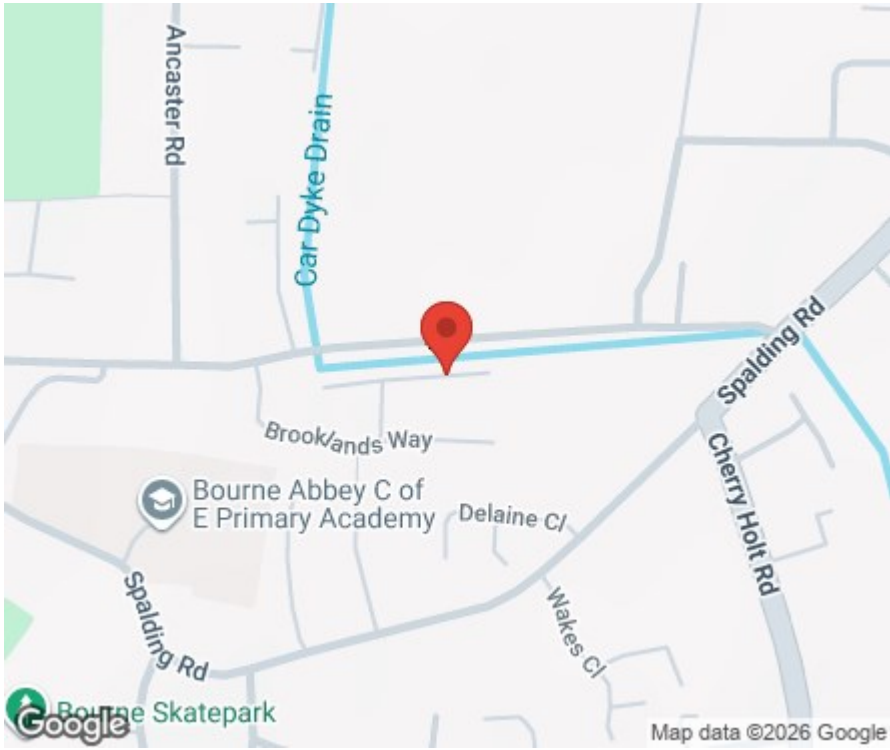
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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