Rosedale

15 SOUTHWELL WAY, BOURNE, PE10 0YT

£230,000 OFFERS IN EXCESS OF

"Prominent position within Elsea Park"

- SEMI DETACHED HOUSE
- MODERN AND WELL PRESENTED
- THREE BEDROOMS
- ENSUITE TO MASTER BEDROOM
- DUAL ASPECT KITCHEN/BREAKFAST & LOUNGE
- TWO CAR DRIVEWAY
- WITHIN EASY REACH OF LOCAL AMENITIES AND SCHOOLS
- PROMINENT POSITION
- FULLY ENCLOSED REAR GARDEN
- EPC ENERGY RATING B - COUNCIL TAX BAND B

PROPERTY HIGHLIGHTS

Rosedale are delighted to offer this well presented property within the very popular modern development of Elsea Park.

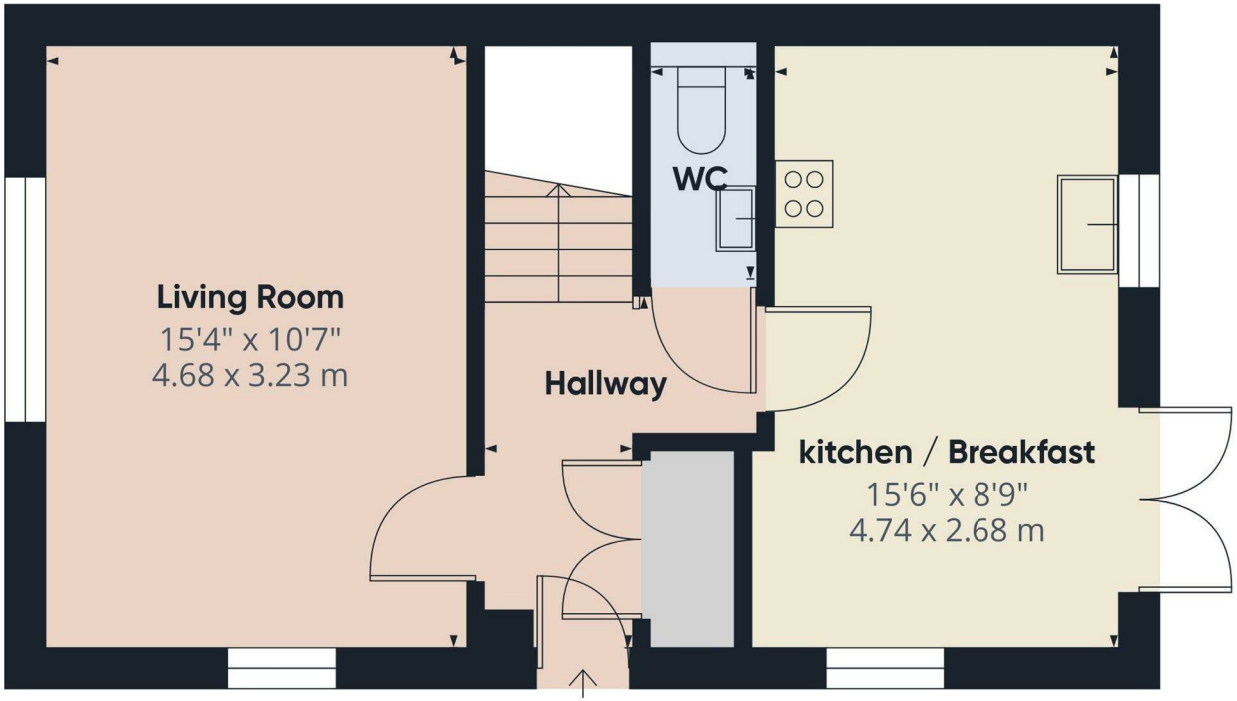
The property's position is a really attractive feature, with an open feel to the home. Access to local schools and amenities are within walking distance.

The property has a dual aspect lounge and kitchen/breakfast, storage in the entrance hall and a cloakroom. Upstairs there are three bedrooms ensuite and a family bathroom.

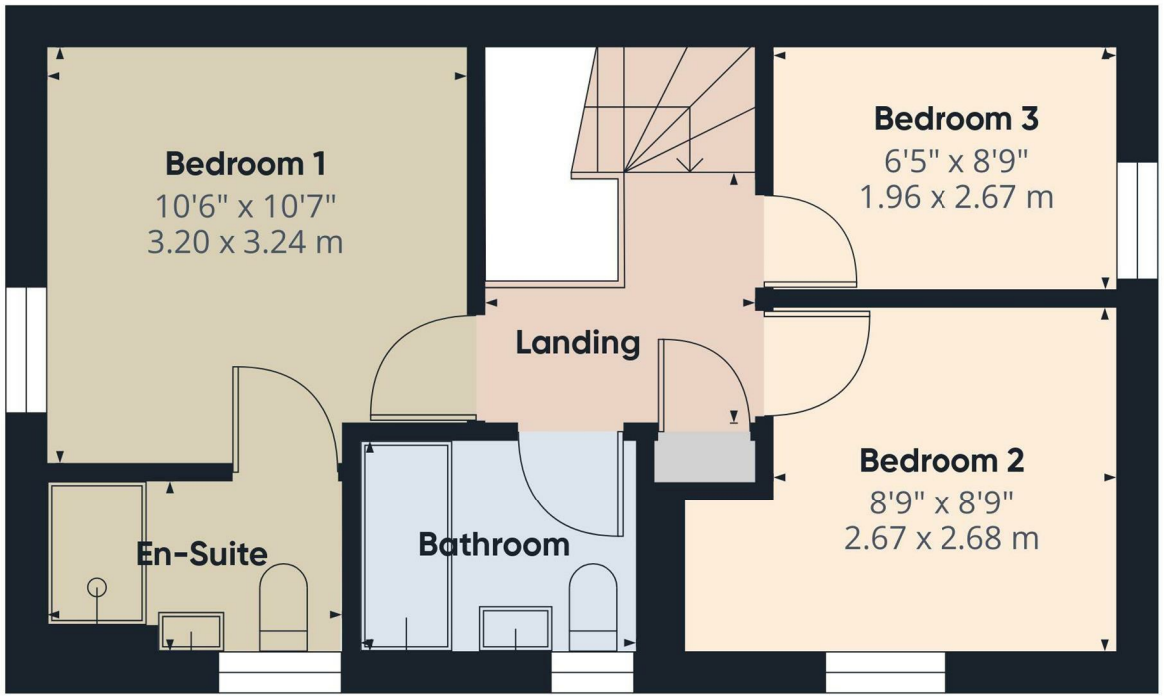
Outside there is a front and side garden, and a fully enclosed rear garden with access to the private drive, with parking for two vehicles.

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



Floor 0



Floor 1

Approximate total area(1)

776 ft²

72.2 m²

(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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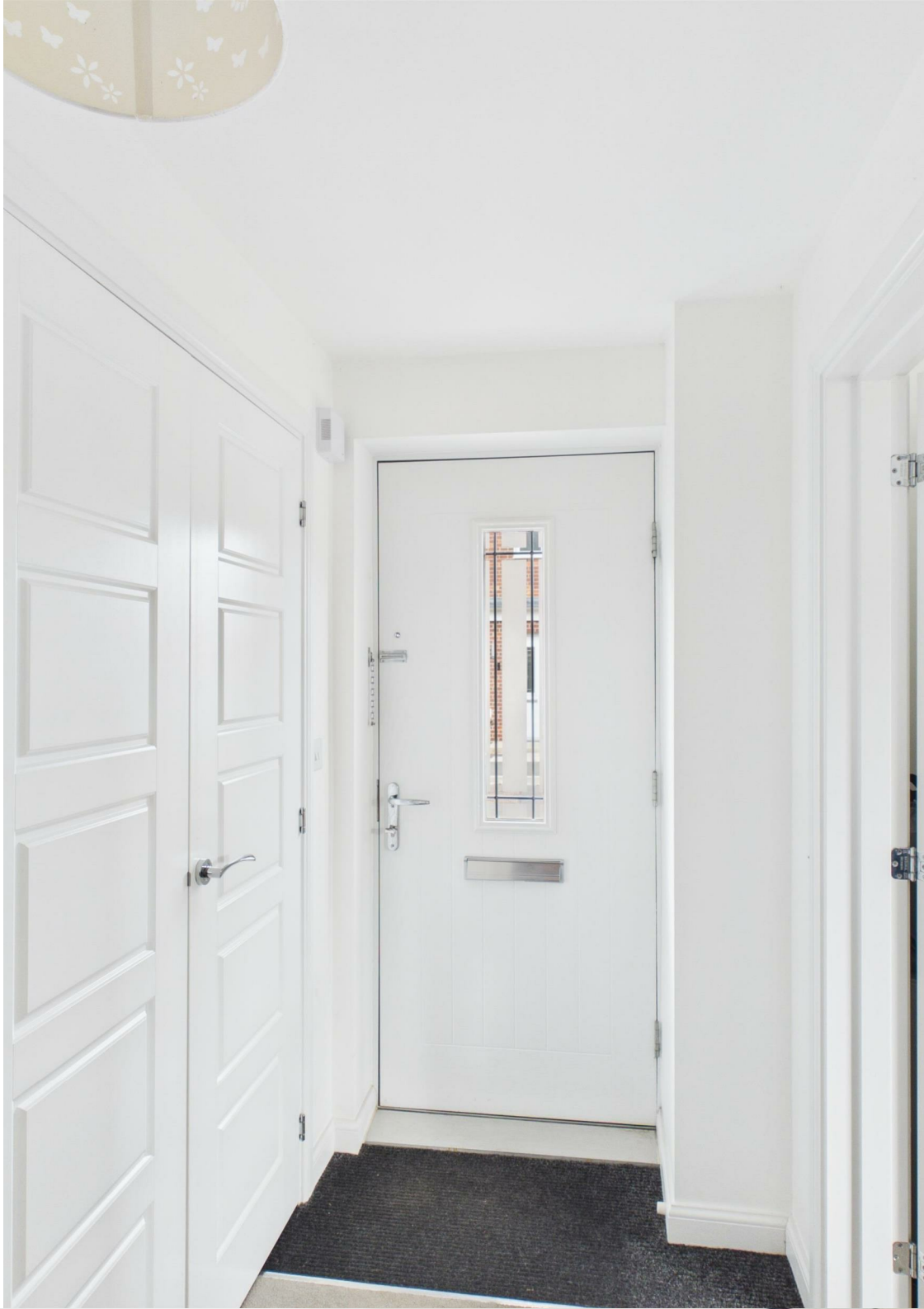
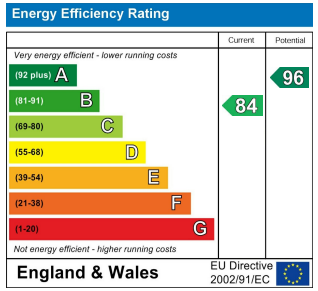


SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30753659

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.

Rosedale

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