Rosedale

17 TAUNTON ROAD, BOURNE, PE10 0XE

£205,000 OFFERS IN EXCESS OF

"Ideal first time buyer home"

- MID TERRACE HOUSE
- THREE BEDROOMS
- ENSUITE TO MASTER BEDROOM
- POPULAR YOUNG FAMILY LOCATION
- MODERN KITCHEN BREAKFAST ROOM
- WITHIN EASY ACCESS TO BOURNE CENTRE
- EXCEPTIONAL CONDITION THROUGHOUT
- TWO ALLOCATED PARKING SPACES
- EXTENDED REAR GARDEN
- EPC ENERGY RATING B - COUNCIL TAX BAND B

PROPERTY HIGHLIGHTS

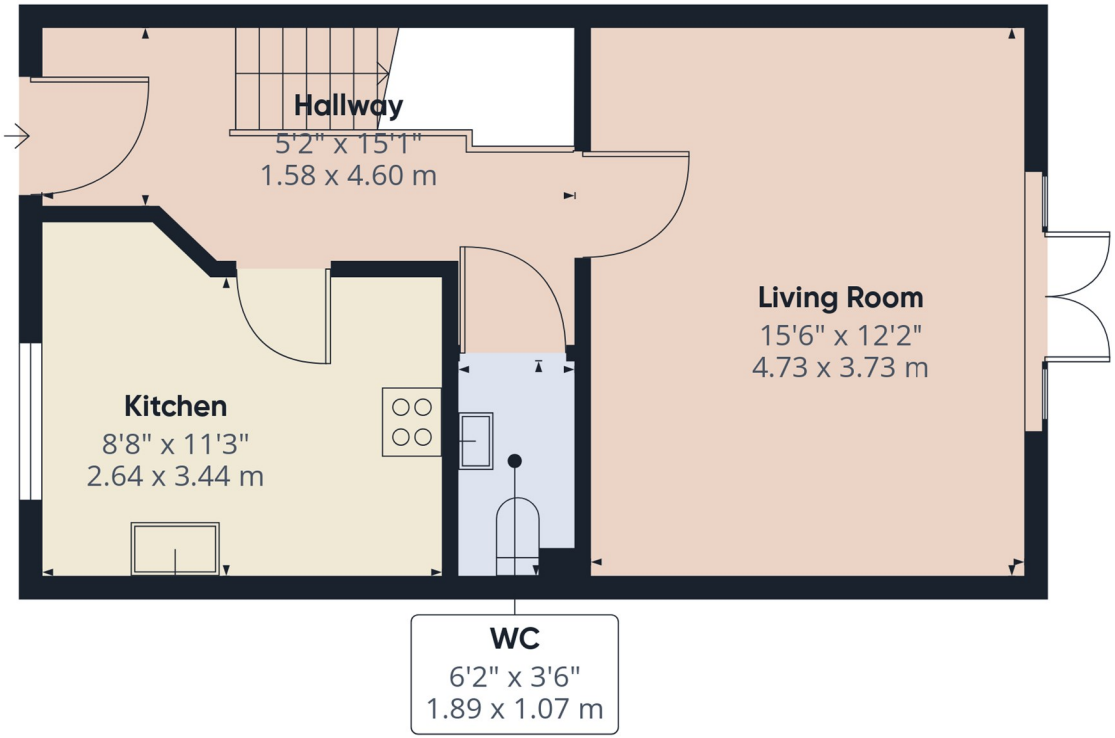
Rosedale are delighted to offer to the market this mid terrace property in exceptional condition, with an extended rear garden, three bedrooms and ensuite, lounge, cloakroom and kitchen/breakfast.

The fully enclosed rear garden is well maintained with an extra seating area leading to the allocated driveway parking.

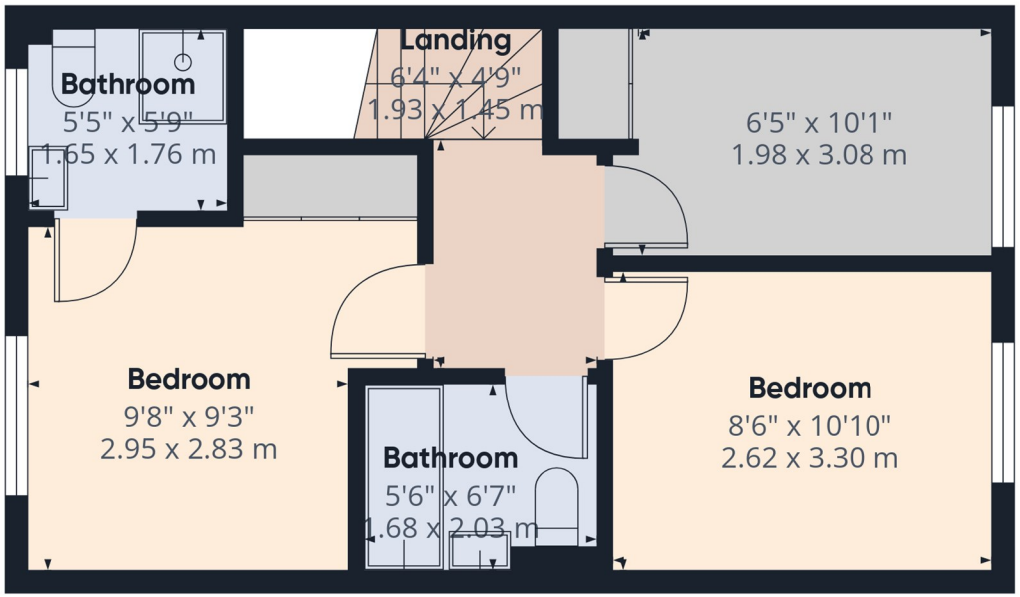
The property is situated within easy reach of Bourne grammar and local shops.

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)

797 ft²

73.9 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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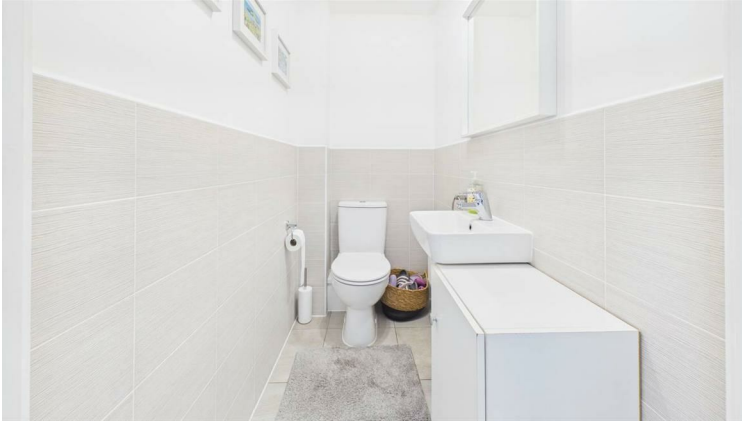
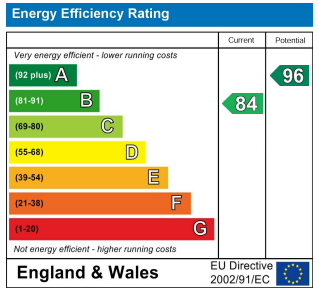


SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 27391397

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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