

20 WINDLE DRIVE, BOURNE, PE10 0DB



£220,000

"Modern townhouse with southerly facing rear garden"

- MODERN TOWNHOUSE
- SOUTHERLY FACING REAR GARDEN
- TWO ALLOCATED PARKING SPACES
- CUL-DE- SAC LOCATION
- NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITIES AND BOURNE GRAMMAR SCHOOL
- IDEAL 1ST TIME BUY OR INVESTMENT
- THREE BEDROOMS
- ENSUITE TO MASTER BEDROOM
- EPC ENRGY RATING C / COUNCIL TAX BAND C



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer to the market this modern end of terrace property located within easy access of Bourne town centre, Tesco and Lidl.

The property is being sold with no onward chain and would be ideal for a first time buyer or investor and is spread over three floors with entrance hall, cloakroom, kitchen and lounge / diner. The first floor has two bedrooms and a family bathroom whilst the second floor has a main bedroom with ensuite.

Outside, there are two parking spaces directly to the front and a southerly facing rear garden which is not overlooked.

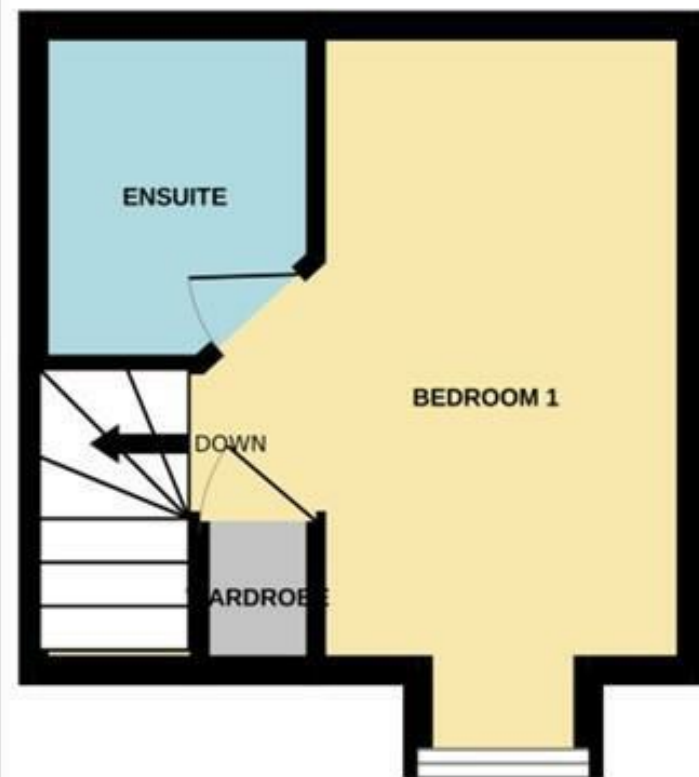
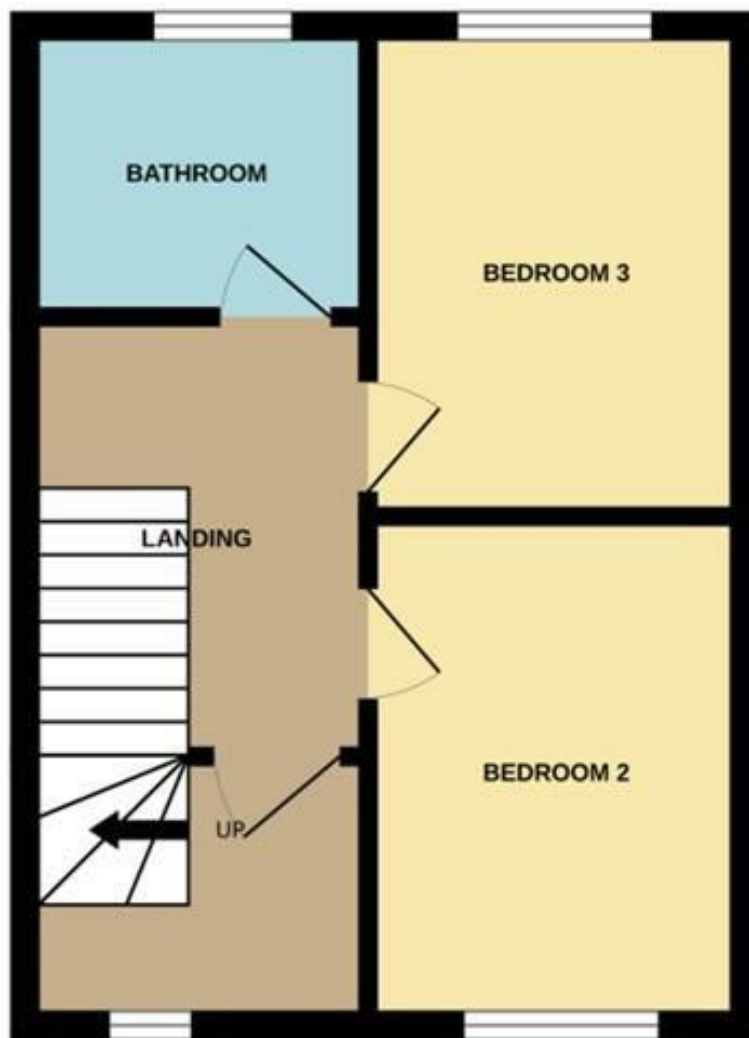
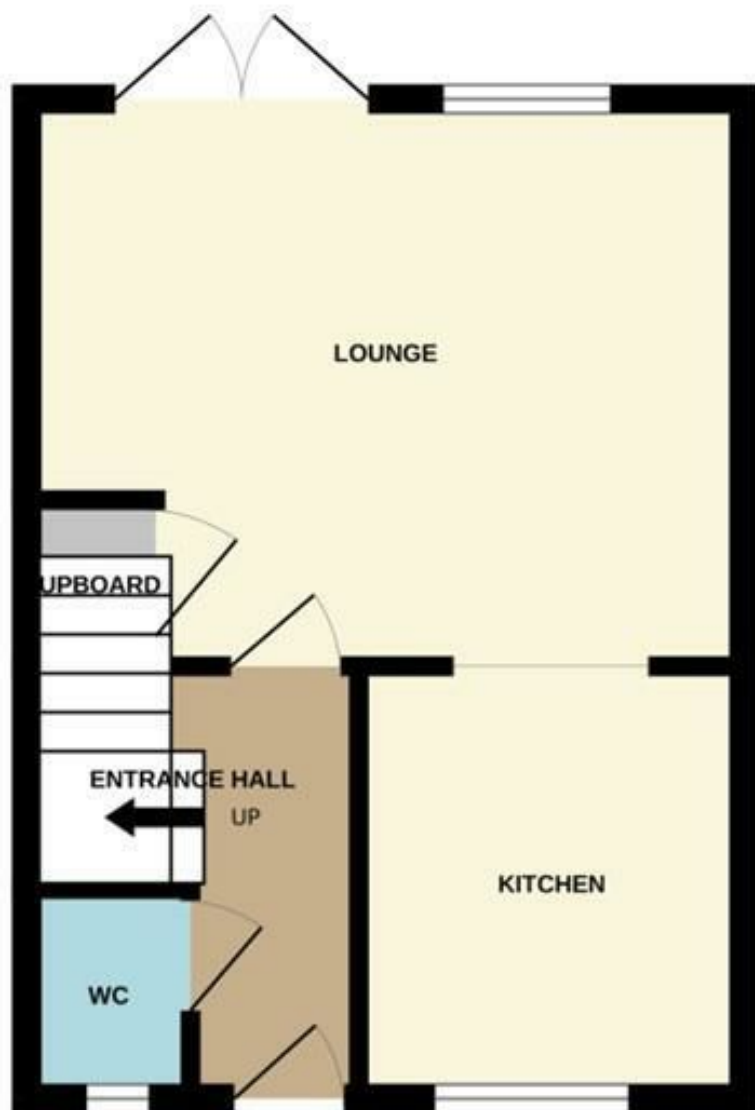
Agents Note:

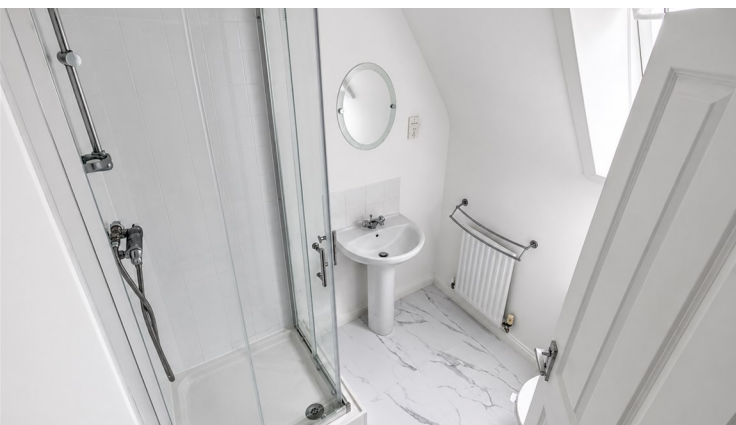
The property does have scope to extend (STPP) as architect plans have been drawn up for a single storey extension and are half way through the initial application with the Planning Department at the Council.

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





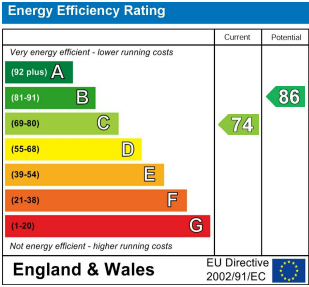


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: C

For the MATERIAL INFORMATION REPORT on this property select the link - 29375584

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.

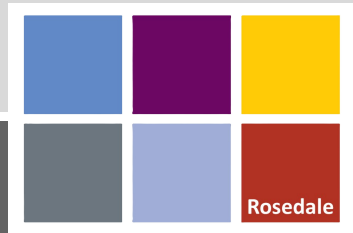
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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