



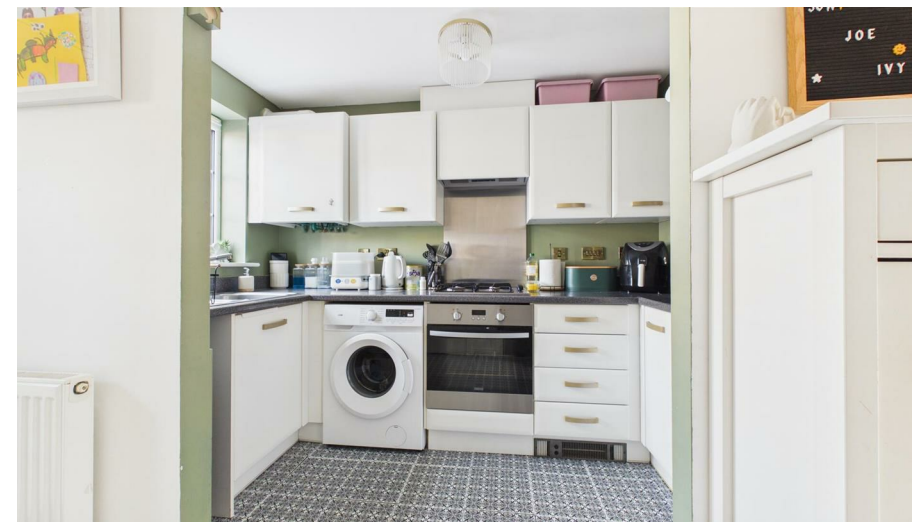
25 NEWBURY CRESCENT, BOURNE, PE10 0JZ



£170,000 OFFERS IN EXCESS OF

"Priced to sell!"

- MODERN END TERRACED HOME
- CLOAKROOM
- PARKING
- CONSERVATORY
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- COURTYARD REAR GARDEN
- TWO BEDROOMS
- CONVENIENT FOR LOCAL SHOPS AND AMENITIES
- PRICED TO SELL
- EPC ENERGY RATING C - COUNCIL TAX BAND B



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer to the market this lovely, well-presented home, ideally suited to first-time buyers.

This end-terrace property is positioned within a quiet cul-de-sac in the popular Elsea Park development, conveniently located close to local schools and amenities.

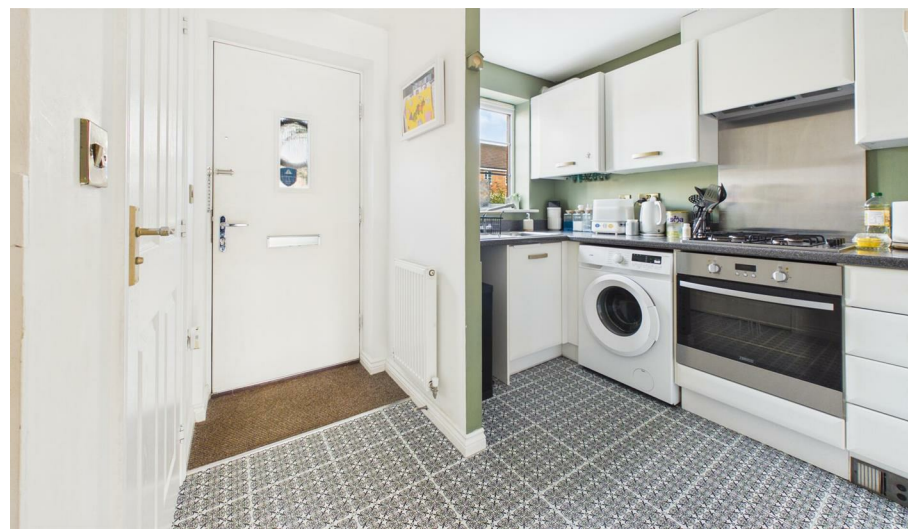
The accommodation comprises a lounge, kitchen, cloakroom, two double bedrooms, a family bathroom, and a UPVC conservatory, providing versatile living space throughout.

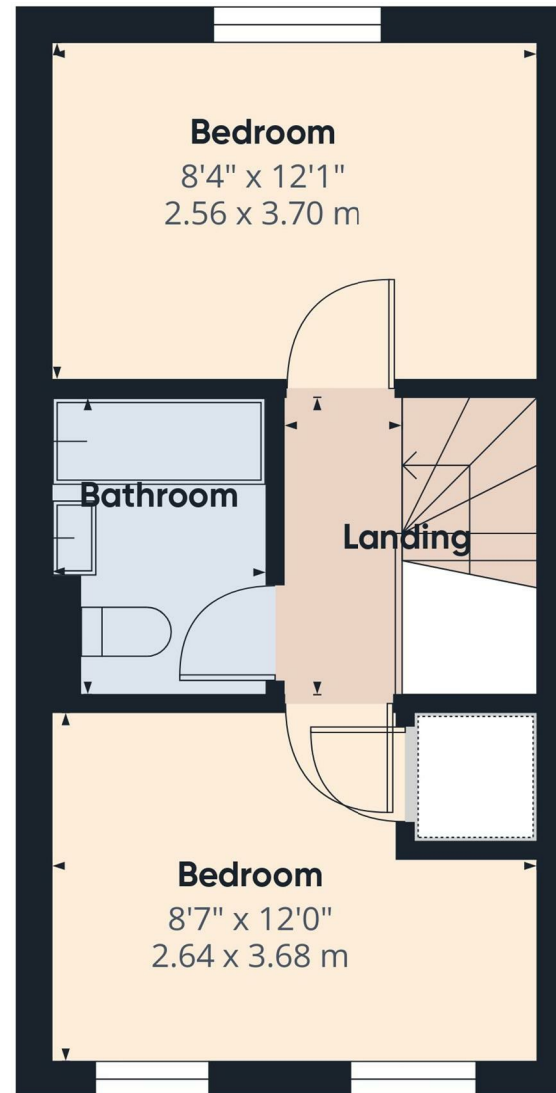
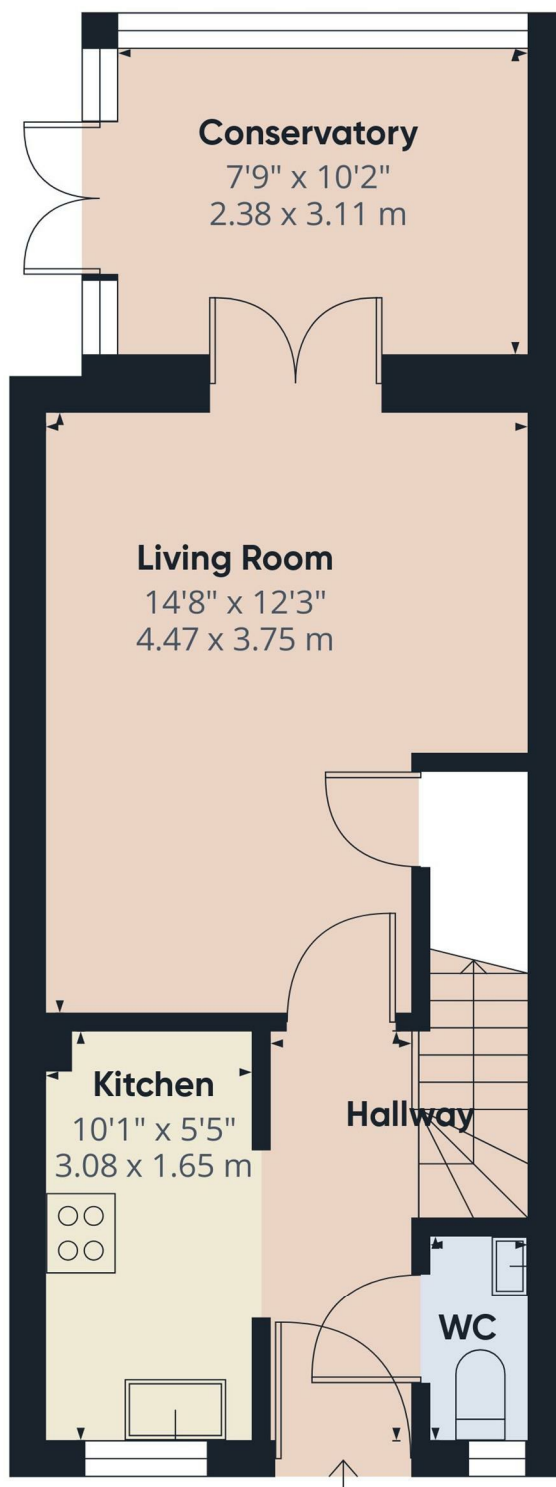
Externally, the property benefits from a fully enclosed rear garden, along with two off-road parking spaces to the front.

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.

🛏 2 Bedrooms 🚿 1 Bathroom 🪑 1 Reception





Approximate total area⁽¹⁾
631 ft²
58.6 m²

(1) Excluding balconies and terraces

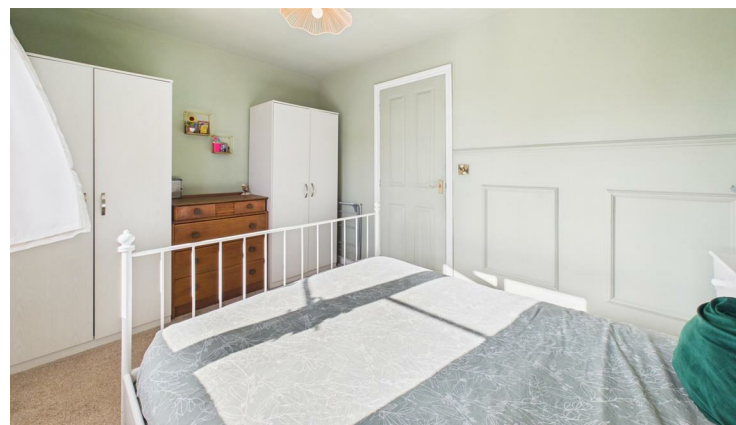
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30374418

Or alternatively speak to your Rosedale agent who will be able to help you.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

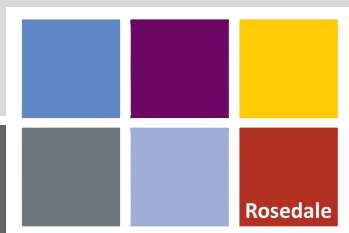
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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