

Rosedale

19 MERLIN CLOSE, BOURNE, PE10 0BZ



£69,750

"45% Shared Ownership detached coach house"

- DETACHED COACH HOUSE
- 45% SHARED OWNERSHIP
- OPEN PLAN LIVING
- SOUGHT AFTER AREA CLOSE TO LOCAL AMENITIES
- TWO BEDROOMS
- CUL-DE-SAC LOCATION
- SINGLE GARAGE
- ALLOCATED PARKING SPACE
- PRIVATE ENTRANCE
- EPC ENERGY RATING C - COUNCIL TAX BAND A



PROPERTY HIGHLIGHTS

Rosedale are delighted to offer this detached modern coach house for sale within a cul-de-sac location.

This small modern development is located close to Tesco's and Lidl supermarkets as well as Bourne Grammar school.

The property is well presented and is being sold with no onward chain.

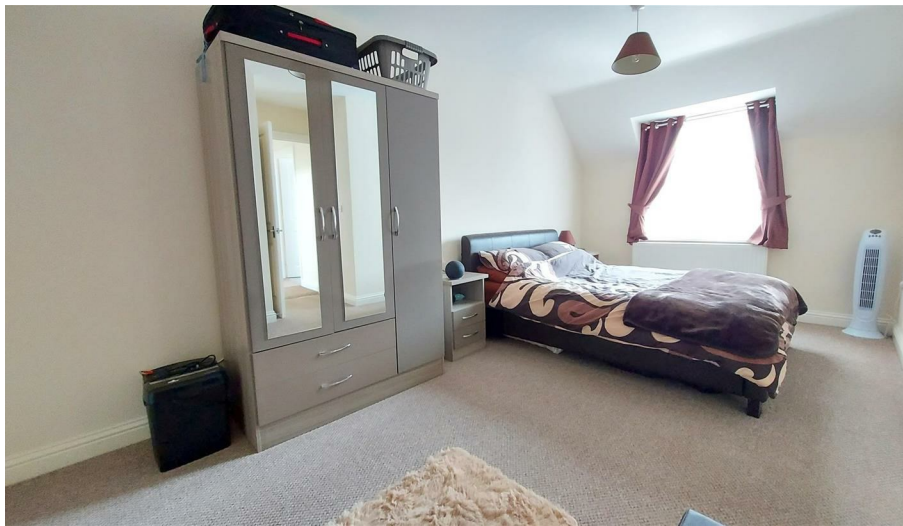
There are two double bedrooms, bathroom and an open plan kitchen living space. Downstairs there is a private entrance, parking and a single garage.

Agents Note:
We have been informed of the following:
45% Shared Ownership - Full Market Value: £155,000
Monthly Rent: £319.89
Monthly Service Charge: £51.84
106 years left on lease.

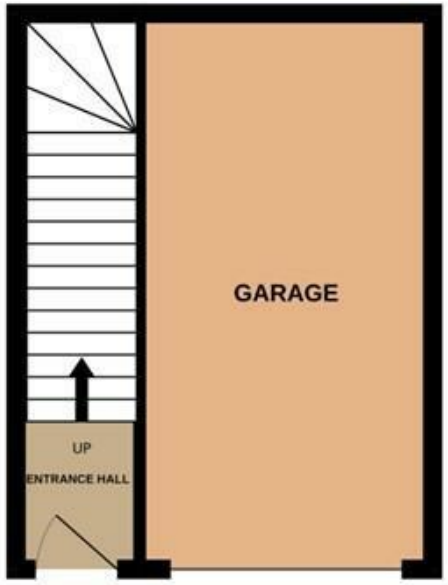
2 Bedrooms 1 Bathroom 1 Reception








STORAGE
KITCHEN AREA
BATHROOM
DOWN
LOBBY
LIVING ROOM
BEDROOM 2
BEDROOM 1

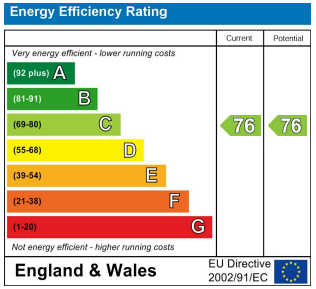

GARAGE
UP
ENTRANCE HALL

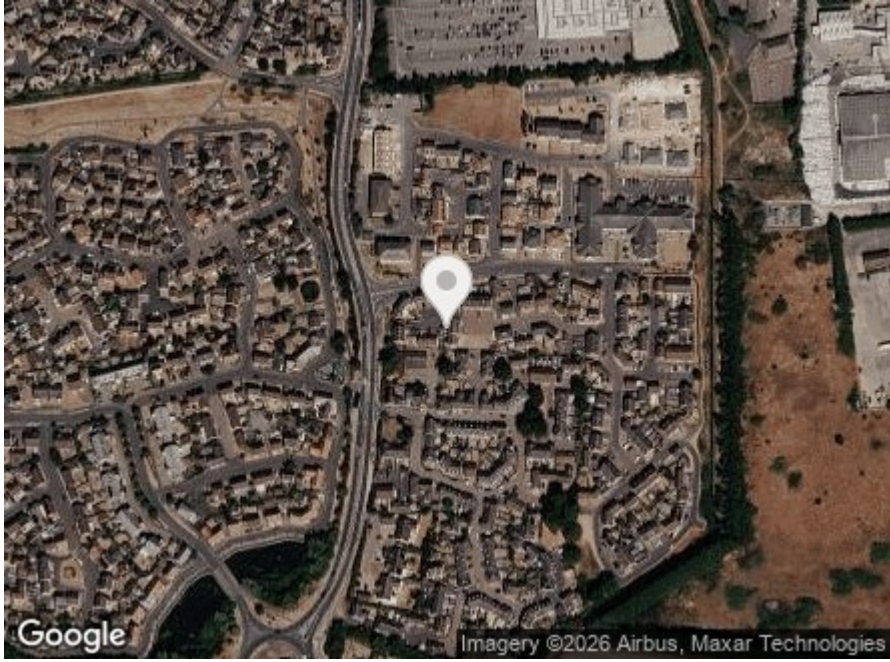
SERVICES & UTILITIES

Tenure: Leasehold **Council Tax Band:** A

For the **MATERIAL INFORMATION REPORT** on this property select the link - 28358413

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.

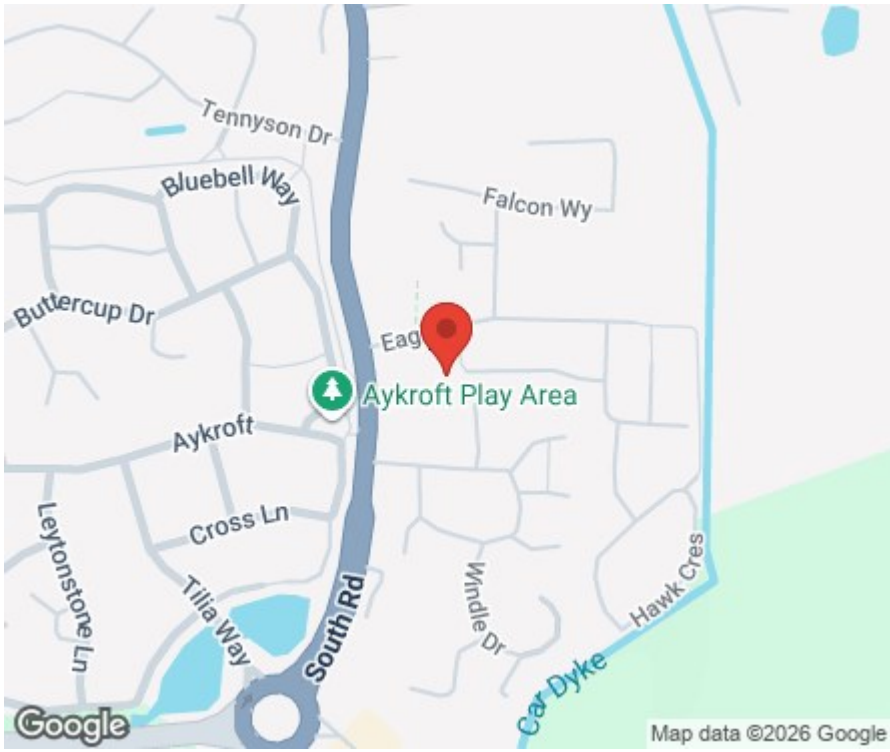
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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