

42 BEECH AVENUE, BOURNE, PE10 9RR



£350,000

"Located close to Bourne Woods - No Chain"

- DETACHED BUNGALOW IN A POPULAR LOCATION
- CLOSE TO BOURNE WOODS
- THREE BEDROOMS
- IN NEED OF SOME MODERNISATION
- CORNER PLOT WITH GARAGE
- WITHIN EASY ACCESS TO BOURNE TOWN CENTRE
- AMPLE OFF ROAD PARKING FOR FOUR VEHICLES
- OVERLOOKING GREEN
- TWO DOUBLE ROOMS
- EPC ENERGY RATING D - COUNCIL TAX BAND D



PROPERTY HIGHLIGHTS

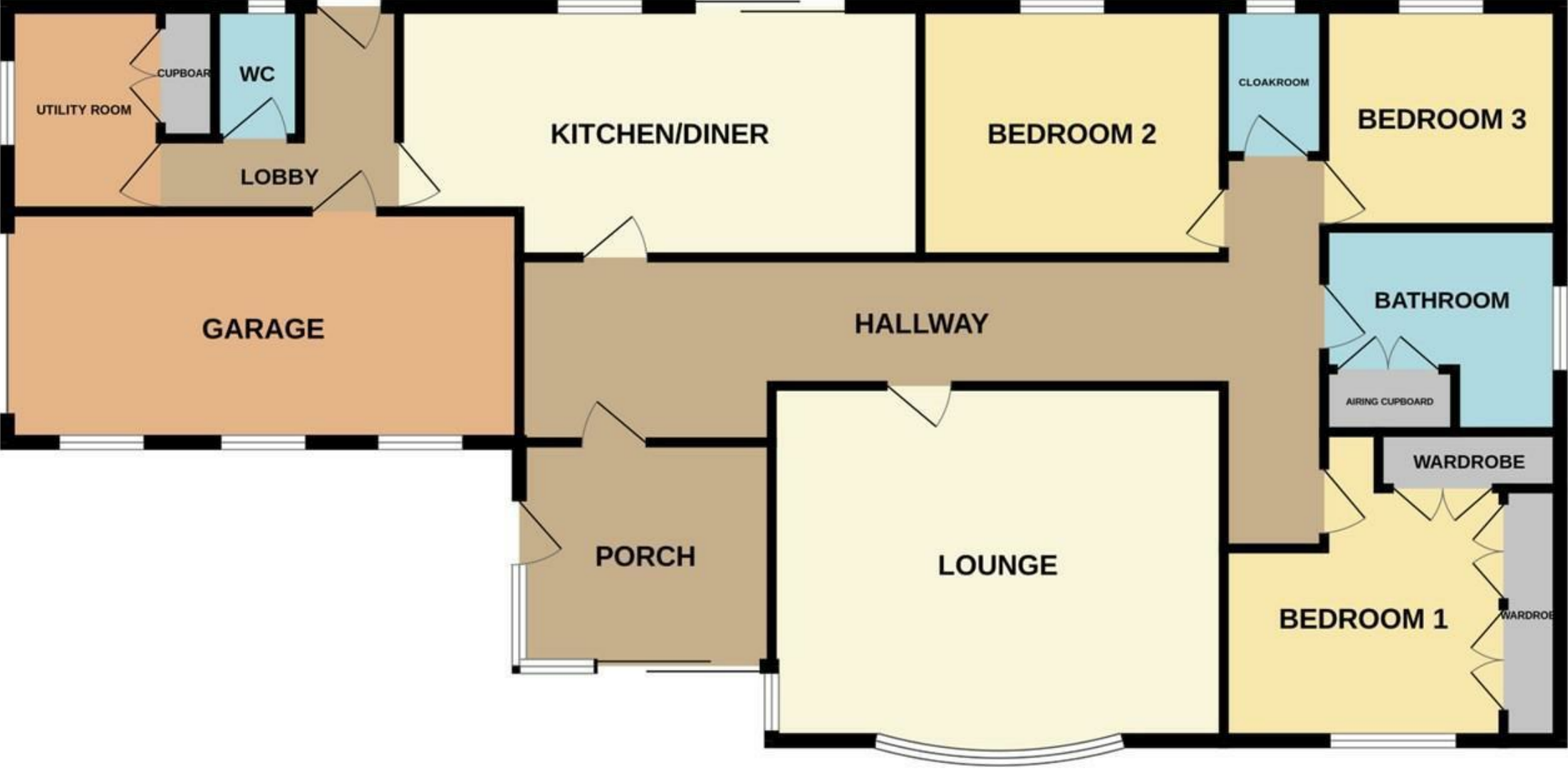
Rosedale Property Agents are delighted to present to the market this detached three-bedroom bungalow nestled on a spacious corner plot, perfectly positioned in a popular location close to the picturesque Bourne Woods.

Boasting three bedrooms and a comfortable reception room, this property offers a unique opportunity to create your dream home with some modernisation required. Enjoy peaceful views overlooking green space from the comfort of your living area and benefit from ample off-road parking for up to four vehicles, plus a convenient garage.

Ideally situated within easy reach of Bourne town centre, this bungalow combines tranquil surroundings with excellent local amenities, making it an ideal choice for those seeking both comfort and convenience. Don't miss the chance to own this versatile home in a highly sought-after area.

🛏 3 Bedrooms 🚿 1 Bathroom 🪑 1 Reception





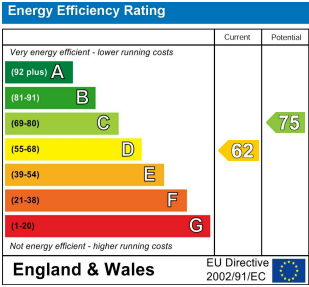


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** D

For the **MATERIAL INFORMATION REPORT** on this property select the link
- 30384910

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.

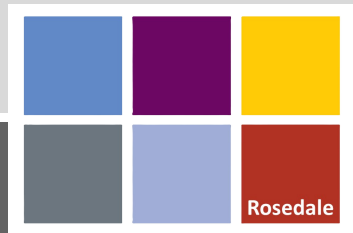
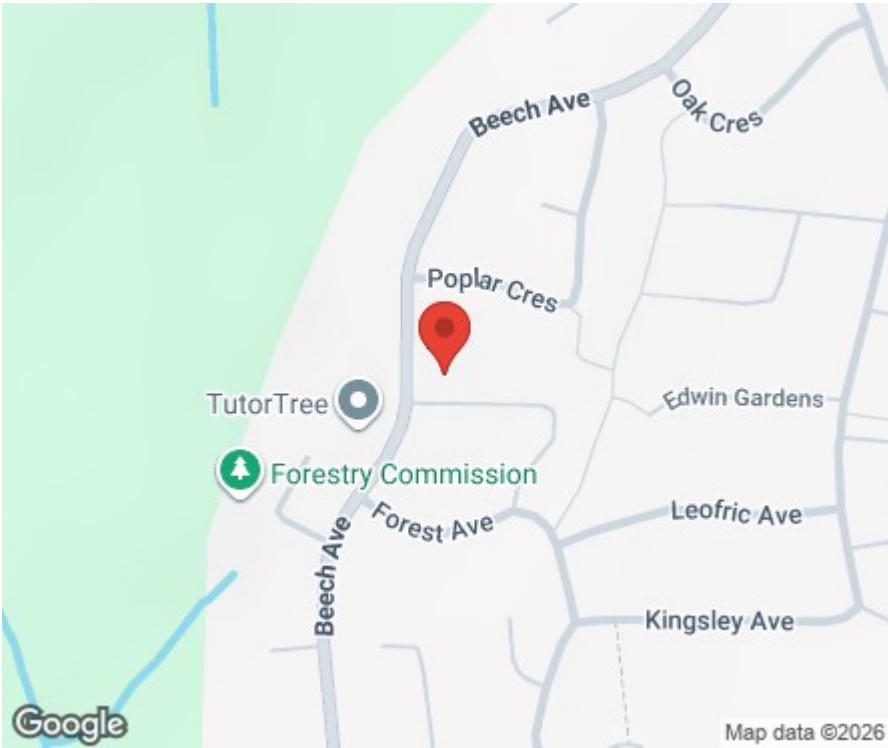
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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