Rosedale

24 HEREWARD STREET, BOURNE, PE10 9EX

£159,500

"Two double bedroom home in the centre of Bourne"

- ESTABLISHED TERRACE PROPERTY
- RECENTLY MODERNISED THROUGHOUT
- TWO DOUBLE BEDROOMS
- TOWN CENTRE LOCATION
- LOW MAINTENANCE REAR GARDEN
- NEWLY REFITTED KITCHEN
- UPSTAIRS BATHROOM
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- APPROX. 6.2% GROSS RENTAL YIELD
- EPC RATING - D / COUNCIL TAX BAND - A

PROPERTY HIGHLIGHTS

Rosedale Property Agents, Bourne are delighted to bring to market this recently modernised home.

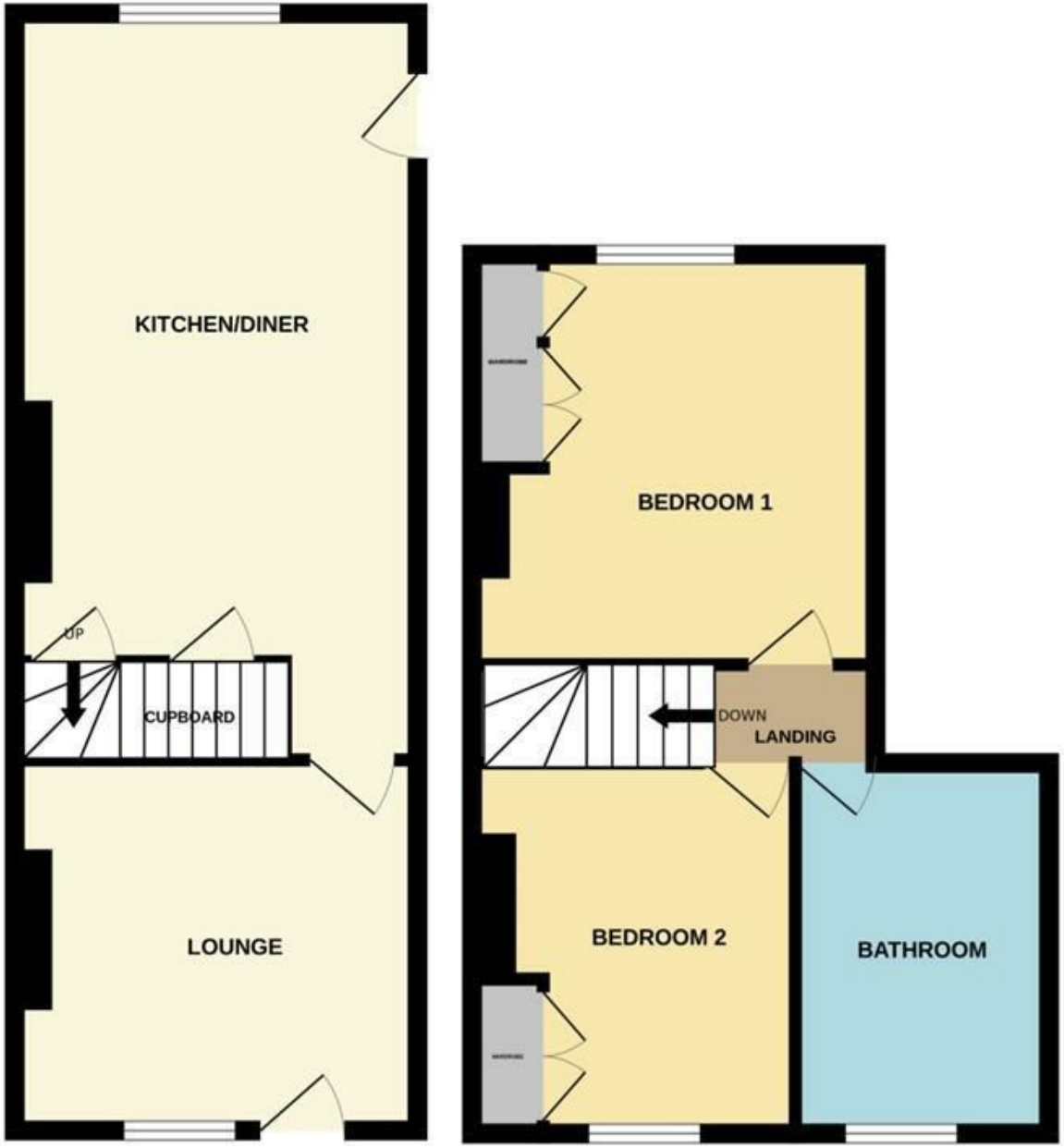
Situated in a convenient town centre location, this charming two double bedroom terraced property offers well-presented accommodation throughout and is ideal for first-time buyers, investors, or those seeking easy access to local amenities. For investors the current rental figure that could be achieved would be between £800-£850 per calendar month providing a 6.2% gross rental yield (approx.)

The accommodation comprises a cosy living room to the front, leading through to a spacious newly installed kitchen/dining room which provides an excellent space for both everyday living and entertaining. To the first floor are two double bedrooms and a well-appointed family bathroom.

The property has been well maintained and recently updated including new flooring and carpets throughout so is presented in very good condition whilst retaining the character typical of an older terraced home but still benefiting from modern comforts.

Externally, there is a low-maintenance rear garden which is mainly laid to lawn with two small outhouses. Conveniently positioned within walking distance of shops, restaurants, transport links and other town centre amenities, this attractive home offers a superb combination of character, comfort and convenience.

2 Bedrooms 1 Bathroom 1 Reception

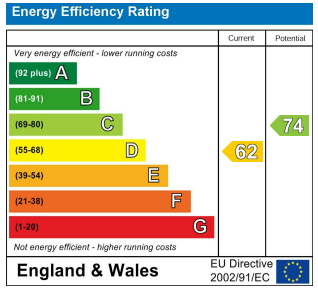

KITCHEN/DINER
UP
CUPBOARD
LOUNGE
BEDROOM 1
DOWN
LANDING
BEDROOM 2
BATHROOM

SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** A

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30210832

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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