

Rosedale

16 WILLOUGHBY ROAD, BOURNE, PE10 9JN



£235,000 OFFERS IN EXCESS OF

- DETACHED BUNGALOW
- NON ESTATE LOCATION
- THREE BEDROOMS
- UPDATED
- REFITTED BATHROOM
- WELL MAINTAINED GARDENS
- DRIVEWAY PARKING
- DOUBLE GLAZED AND GAS CENTRAL HEATING
- WITHIN A POPULAR LOCATION IN BOURNE
- EPC ENERGY RATING D - COUNCIL TAX BAND B



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to bring to the market this detached bungalow on Willoughby Road, Bourne.

This delightful detached bungalow offers a perfect blend of comfort and convenience. Spanning an inviting 700 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for retiring couples looking for a non-estate location in one of Bourne's oldest areas.

Upon entering, you are welcomed into the hallway, which leads to the lounge, three bedrooms, a refitted bathroom and a kitchen/breakfast room.

Outside, there is a well-maintained, fully enclosed, west-facing rear garden, a landscaped front garden and driveway parking for two cars.

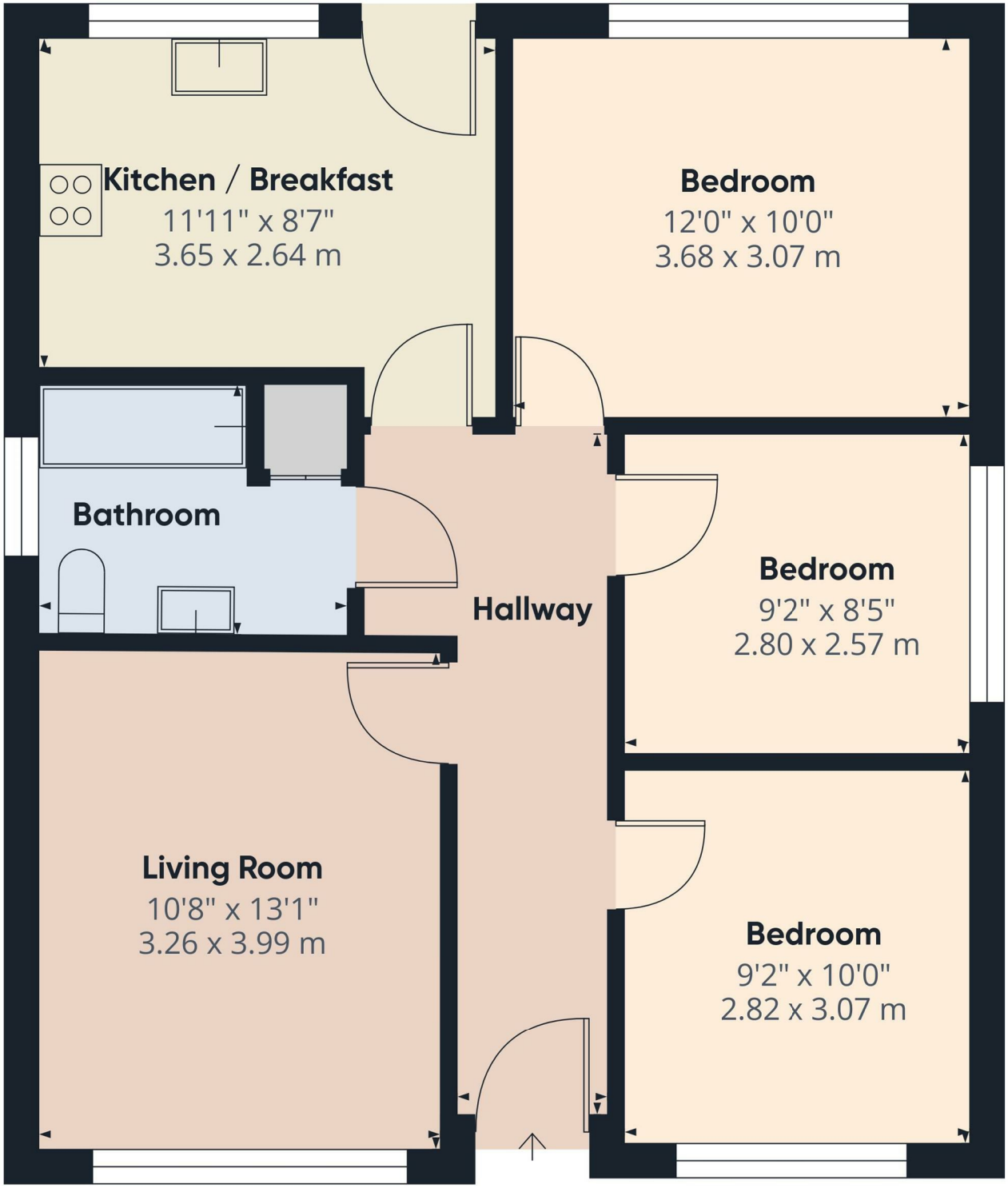
This bungalow presents very well and is ideal for those seeking to downsize. This charming home on Willoughby Road is sure to impress. Do not miss the chance to make this lovely property your own. Viewings are highly recommended.

3 Bedrooms 1 Bathroom 1 Reception









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Rosedale

Approximate total area(1)

673 ft²

62.5 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.

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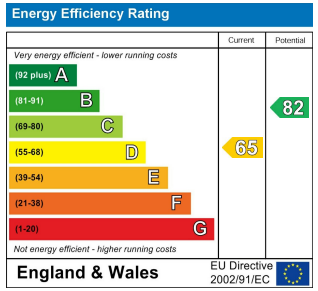


SERVICES & UTILITIES

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

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

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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