

Newmarket Avenue, Bourne

£180,000 **Freehold**

QUENTIN MARKS

Key Features

2 2 C B

- Semi Detached House
- Ensuite Shower Room
- 2 Bedrooms
- Fitted Kitchen
- Lounge With French Doors

Well presented modern semi-detached home with two allocated parking spaces
Competitively priced and ideally suited to a range of buyers, this modern semi-detached property would make an excellent first time purchase, investment opportunity or downsizing home. Offering well proportioned accommodation across two floors, the property also benefits from a downstairs WC, en-suite to the principal bedroom, enclosed rear garden and 2 allocated parking spaces.

On entering the property, the kitchen is positioned to the front and is fitted with a good range of base and eye-level units, complemented by work surfaces and a gas hob with electric double oven beneath and extractor above. There is plumbing for a washing machine and space for a tumble







dryer.To the rear, the spacious lounge provides a comfortable reception area with useful under-stairs storage and UPVC double-glazed patio doors opening directly onto the rear garden, creating a pleasant connection between the living space and outside.

Upstairs, the principal bedroom benefits from built-in wardrobes and a private en-suite shower room fitted with a 3 piece suite. The second bedroom is positioned to the rear of the property, while the family bathroom is fitted with a three piece suite and benefits from a shower attachment to the bath taps.

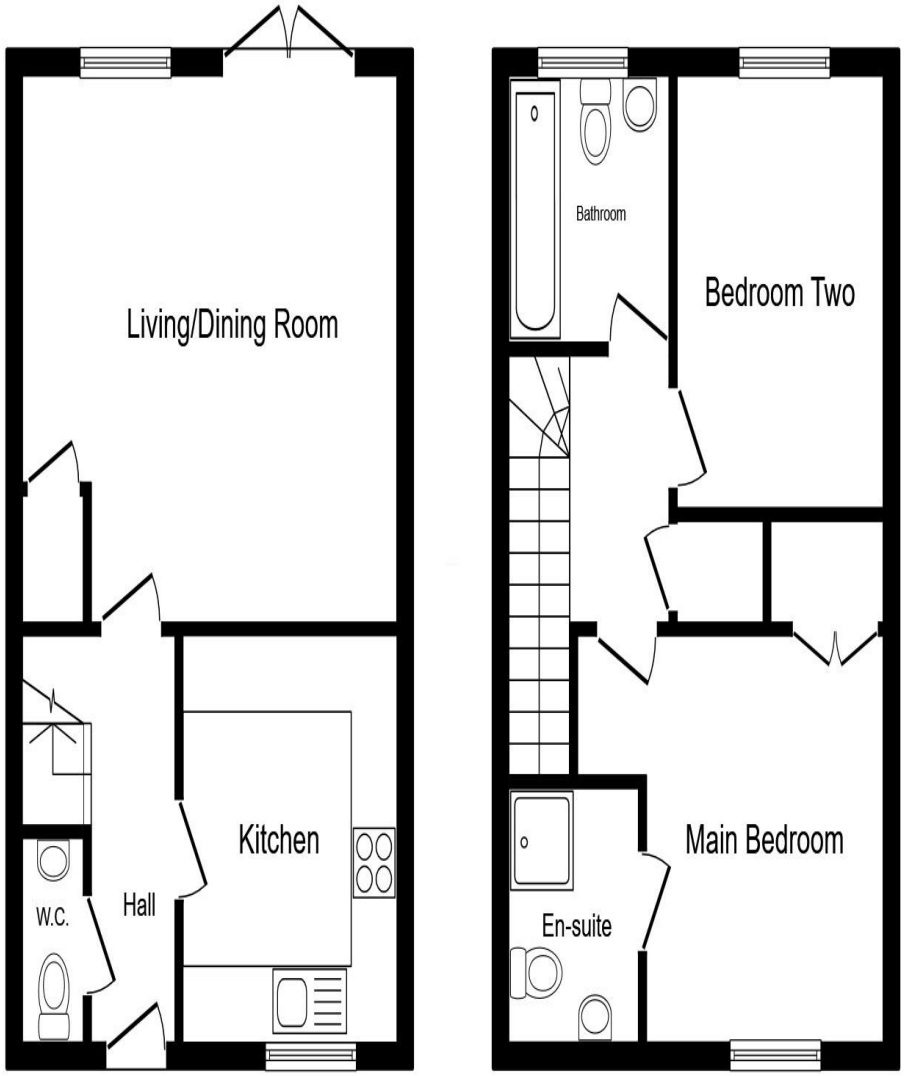
Outside, a pathway leads to the front door, while the fully enclosed rear garden comprises a paved patio area with lawn beyond, providing an attractive and manageable outdoor space.

A driveway alongside the property leads to a larger parking area to the rear, where the property has two allocated car parking spaces. Overall, this is a well-proportioned modern home offering practical accommodation, private outdoor space and allocated parking, making it an appealing choice for first-time buyers, investors, downsizers or those simply looking for a manageable modern property.

Lounge: 4.5 m × 3.9 m (14 ft 9 in × 12 ft 10 in)
Kitchen: 2.9 m × 2.4 m (9 ft 6 in × 7 ft 10 in)
Bedroom 1: 3.4 m × 3.1 m (11 ft 2 in × 10 ft 2







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

in)
Bedroom 2: 3.1 m × 2.4 m (10 ft 2 in × 7 ft 10 in)

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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The Property Ombudsman