



Torfrida Drive, Bourne PE10 9QF

welcome to

Torfrida Drive, Bourne

Situated in a sought-after residential area of Bourne, this beautifully presented two-bedroom detached bungalow offers modern, low-maintenance living with the added benefit of being not overlooked to the rear, providing a private and peaceful setting.



property purchase does not go ahead."

Lounge

17' 2" x 14' 7" (5.23m x 4.45m)

Comprising of a window to the front and side.

Kitchen

14' 6" x 9' 1" (4.42m x 2.77m)

Having wall and base units. Sink.

Utility Room

8' 1" x 5' 9" (2.46m x 1.75m)

Comprising of a window to the side. Plumbing for a washing machine.

Bedroom One

11' 1" x 10' (3.38m x 3.05m)

Having a window to the rear.

En Suite

Comprising of a shower cubicle. W/C.

Bedroom Two

11' 4" x 11' 1" (3.45m x 3.38m)

Comprising of a window to the front.

Bathroom

6' 8" x 7' 10" (2.03m x 2.39m)

Having a panelled bath. Vanity unit. Heated towel rail. Window to the front. Shower over the bath.

Exterior

Front: Having a drive with a gravelled area to the front.

Rear: Laid to lawn. Fruit trees.

Garage

19' x 8' 9" (5.79m x 2.67m)

Having a up and over door. Lighting.

Agents Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover 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



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welcome to

Torfrida Drive, Bourne

- DETACHED BUNGALOW IN A CUL DE SAC
- TWO BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- SINGLE GARAGE
- NOT OVERLOOKED TO THE REAR

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113479 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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