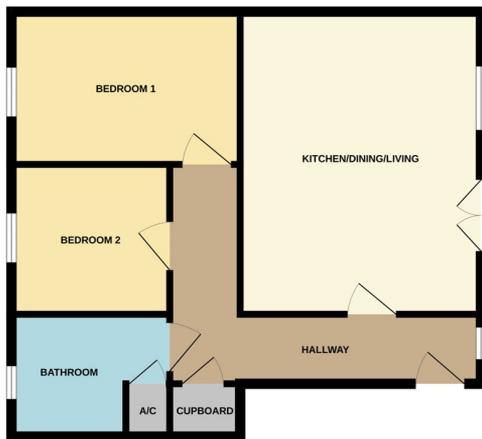




**18 Sellwood Terrace Manning Road, BOURNE, Lincolnshire PE10 9GQ £70,000**



**\*\*\*ABSOLUTE BARGAIN – INVESTORS CALL NOW!\*\*\*** Rosedale Property Agents are delighted to present to the market this exciting opportunity, ideal for first-time buyers or investors. This well-presented apartment is offered with no onward chain and is ready to move straight into. Conveniently located in the centre of Bourne, the property is within walking distance of a wide range of local amenities. The apartment briefly comprises two bedrooms, an open-plan kitchen/living area, a bathroom and the added benefit of a garage. Opportunities like this are becoming increasingly rare and we anticipate high demand for viewings. Early viewing is strongly recommended — book now to avoid disappointment. EPC Rating: B | Council Tax Band: A

**ENTRANCE HALL**

Two radiators, storage cupboard and UPVC window to front.

**KITCHEN/LIVING SPACE**

17' 3" x 13' 10" (5.26m x 4.22m) (approx.)  
Fitted with a range of base and eye level units, stainless steel sink unit, integrated oven, hob, upstands, breakfast bar, integrated dishwasher, integrated fridge freezer, integrated washer/dryer, radiator, juliet balcony and UPVC window to front.

**BEDROOM ONE**

12' 10" x 8' 9" (3.91m x 2.67m) (approx.)  
UPVC window to rear and radiator.

**BEDROOM TWO**

8' 10" x 8' 8" (2.69m x 2.64m) (approx.)  
UPVC window to rear and radiator.

**BATHROOM**

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, heated towel rail, cupboard, part tiled walls and UPVC window to rear.

**SINGLE GARAGE**

**AGENTS NOTE**

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

Leasehold information given by the vendor:  
Lease length - 125 years from 01/07/2010  
Monthly Service Charge - £289.12

