

61 The Pollards, Bourne, PE10 0FR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

This three-bedroom terraced town house is to let in the popular Lincolnshire market town of Bourne, offering practical living across reception, kitchen and two bathrooms.

On the ground floor, you have a reception room for everyday living and entertaining, alongside a separate kitchen. The property also provides two bathrooms, supporting busy households and visiting guests, plus three bedrooms arranged over the upper levels.

The home is set within a residential area of Bourne, convenient for local amenities. Bourne's centre offers supermarkets, independent shops and cafés, along with pubs and everyday services. Nearby parks and green spaces around the town provide options for walks and outdoor time.

This three-bedroom terraced town house to let in Bourne is suited to tenants seeking a well-laid-out home with access to town amenities and wider regional connections.

£1,000 PCM

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Three storey town house
- Family bathroom, ensuite and W/C
- Two allocated parking spaces
- EPC: C Council Tax: C

- Well proportioned bedrooms
- Enclosed low maintenance garden
- Popular estate location
- Deposit: £1153 Holding deposit: £230



ACCOMMODATION:

Entrance Hallway

Kitchen
3.28m x 1.96m (10'9 x 6'5)

Lounge
4.83m x 4.06m (15'10 x 13'4)

W/C

First Floor Landing

Bedroom 2
4.06m x 3.51m (13'4 x 11'6)

Bedroom 3
2.49m narrowing to 1.83m x 4.04m (8'2 narrowing to 6' x 13'3)

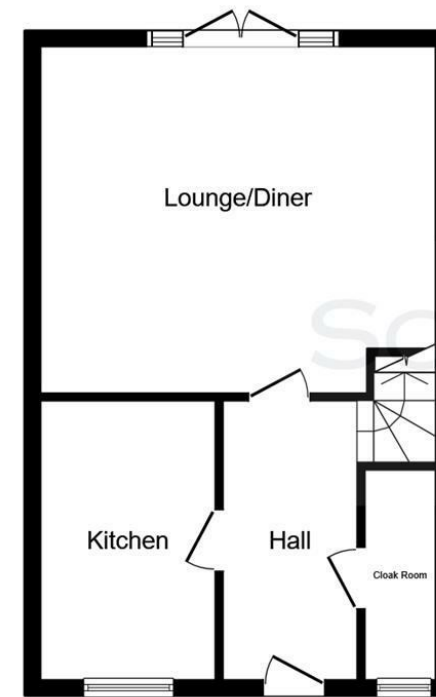
Bathroom

Second Floor Landing

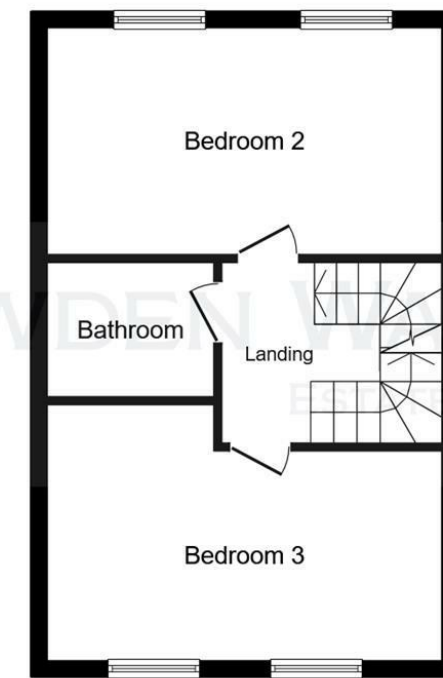
Bedroom 1
4.70m x 3.02m (15'5 x 9'11)

Ensuite

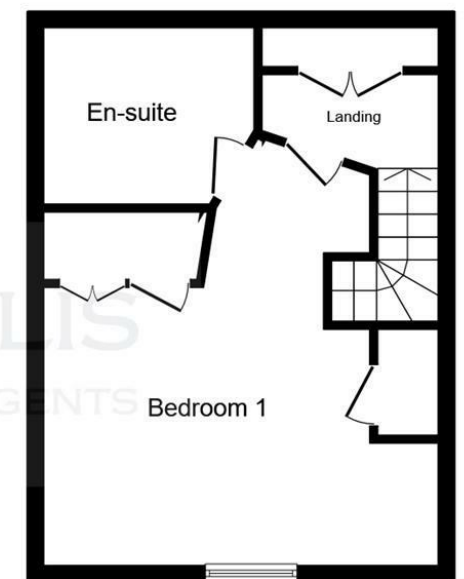
FLOOR PLAN:



Ground Floor



First Floor



Second Floor

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