



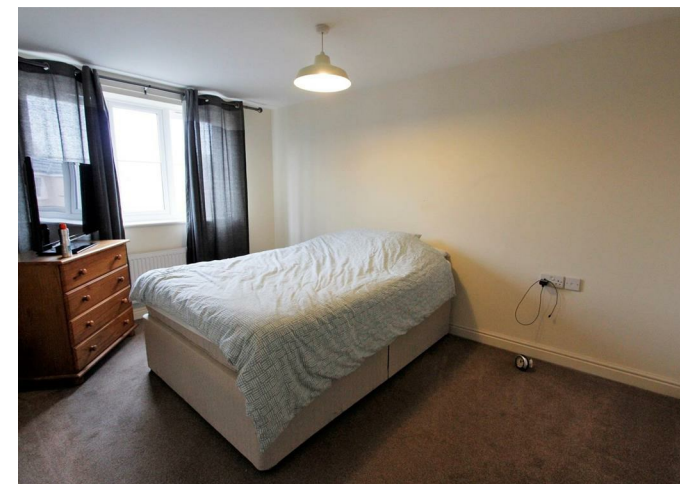
**Sellwood Terrace, Manning Road,**  
Bourne, Lincolnshire, PE10 9GQ

**NEWTON**FALLOWELL 

**Sellwood Terrace, Manning Road,  
Bourne, Lincolnshire, PE10 9GQ  
£115,000 Leasehold**

**\*\*\*NO FORWARD CHAIN\*\*\*** Situated in the heart of Bourne sits this generous two bedroom first floor flat. The property boasts stylish open plan living which includes a living/kitchen/dining area, two good-sized bedrooms and a modern three-piece bathroom. The property also benefits from its off-road parking, which is found to the rear of the building.

On entering the building, you are met by a secure entrance hall, with stairs rising to the different levels. Upon entering the the flat, you are greeted by a further entrance hall, which provides access into the main accommodation. The first room encountered is an impressive open plan kitchen/living/dining room, enjoying a Juliette balcony to the front. An inner hallway separates two good-sized bedrooms and a well-presented three-piece bathroom. To the rear of the property, off-road parking is found.



**Living/Kitchen/Dining Room**

21'1 x 13'8 (6.43m x 4.17m)

**Master Bedroom**

12'11 x 8'9 (3.94m x 2.67m)

**Bedroom Two**

8'10 x 8'7 (2.69m x 2.62m)

**Bathroom**

8'10 x 7 (2.69m x 2.13m)



# GROUND FLOOR

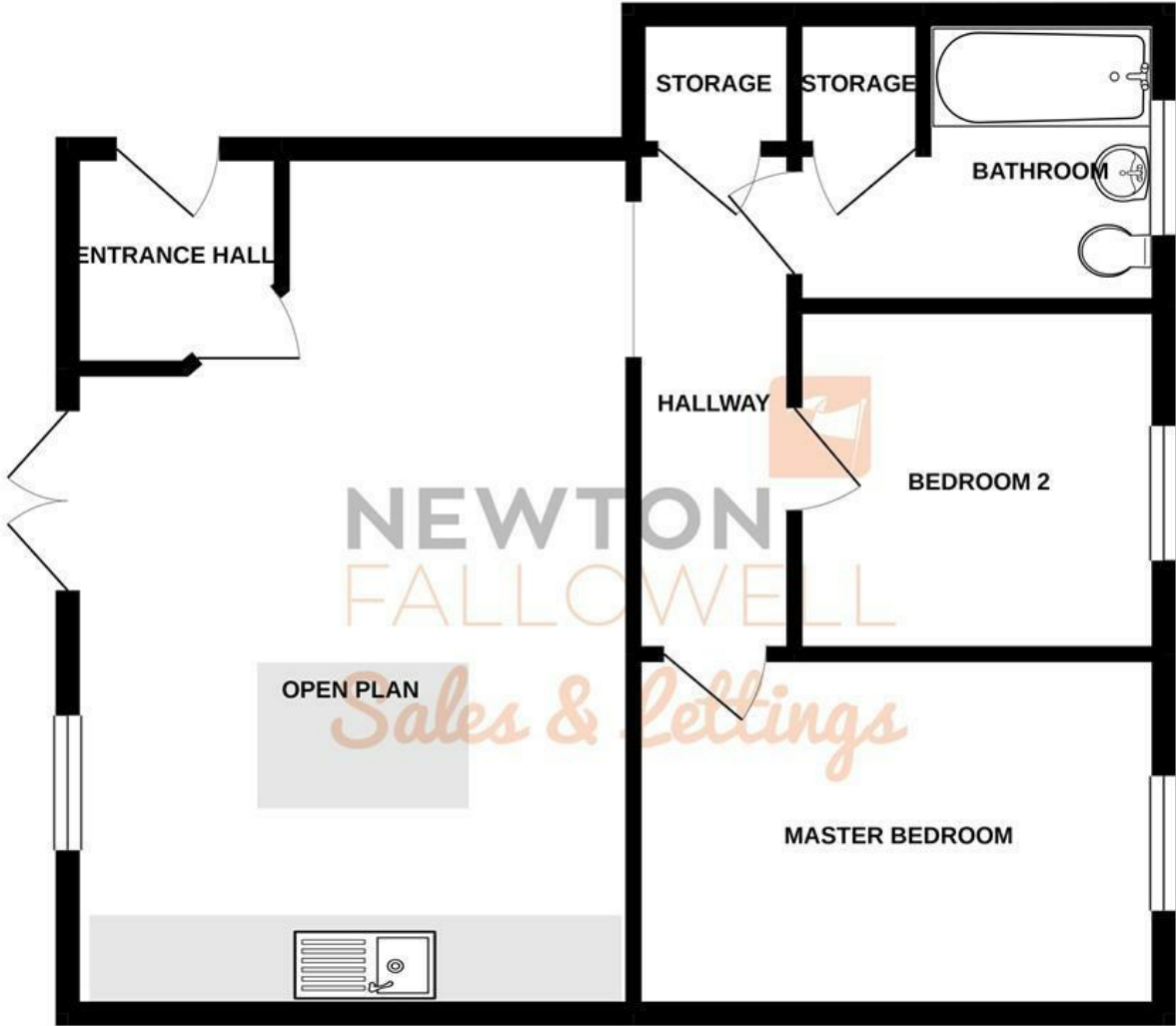
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
81	81		

**AGENTS NOTE – DRAFT PARTICULARS:**

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**NEWTON  
FALLOWELL**

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