

PLOT 3 FALCON WAY, BOURNE, PE10 0FF



£285,000

- Brand New Family Homes
- PV Solar Panels
- Air Source Heat Pump
- Close To Amenities
- EV Charging Point
- Future Homes Standard
- Choice of Kitchen For Early Reservation
- Anticipated Completions October 2026
- A Rated 92
- Off Road Parking



PROPERTY HIGHLIGHTS

Nestled in the charming area of Falcon Way, Bourne, this delightful end-terrace house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

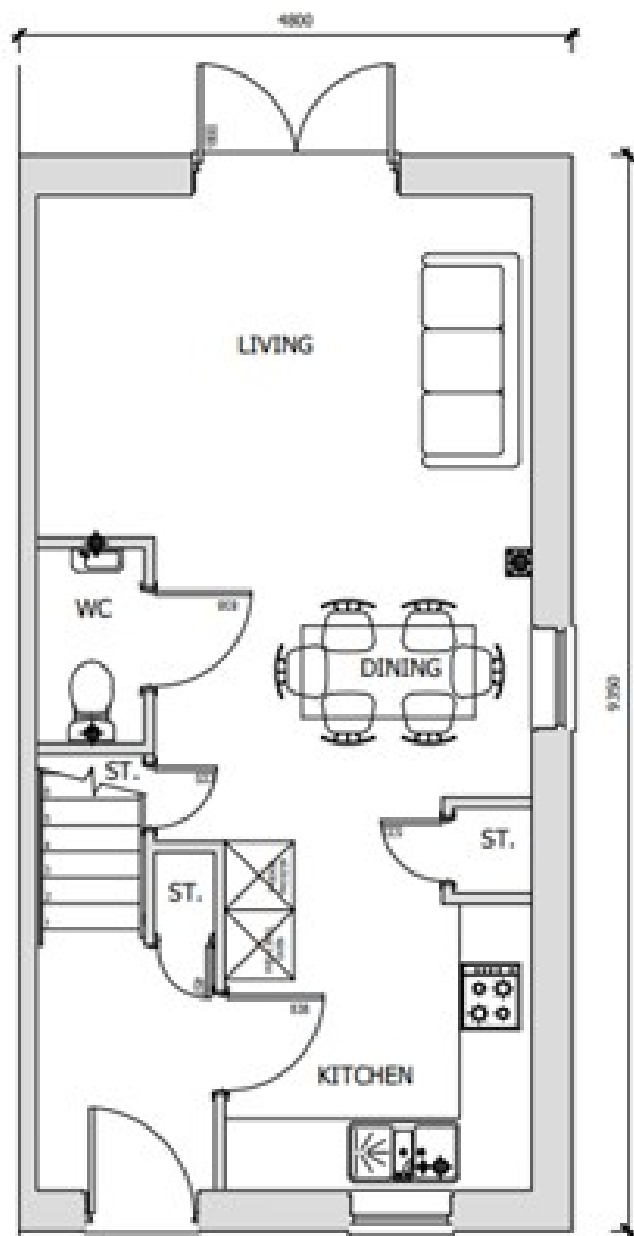
The house boasts two modern bathrooms, ensuring convenience for all residents. The design is both practical and inviting, making it an ideal choice for those seeking a blend of functionality and style.

Outside, the property features parking for two vehicles, a valuable asset in today's busy world. The location is not only peaceful but also conveniently situated near local amenities, schools, and transport links, making it easy to access everything you need.

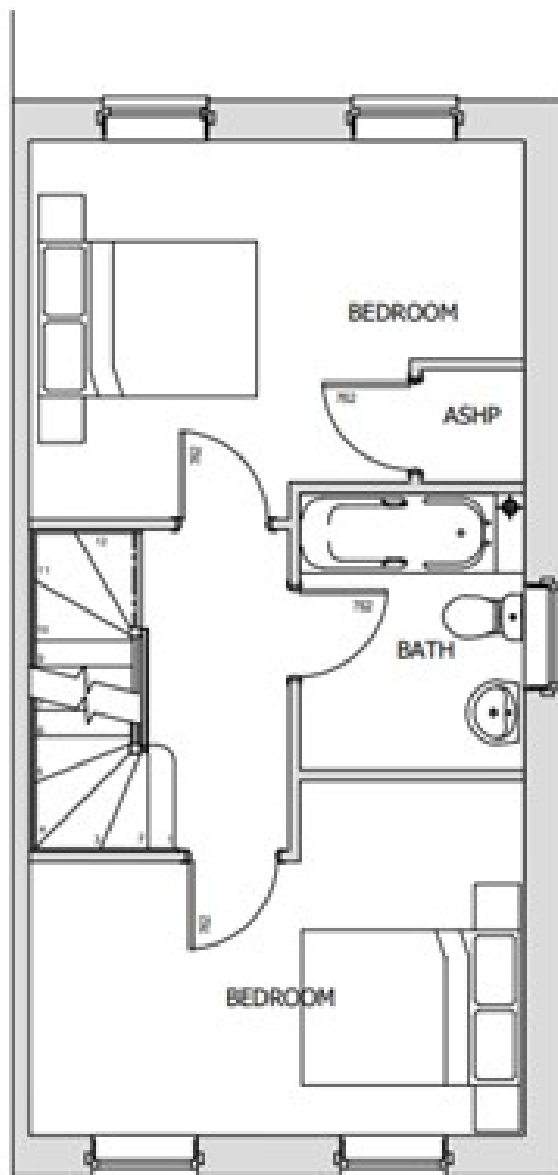
This end-terrace house on Falcon Way is a wonderful opportunity for anyone looking to settle in a friendly community. With its spacious interiors and practical features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

 3 Bedrooms  2 Bathroom  1 Reception

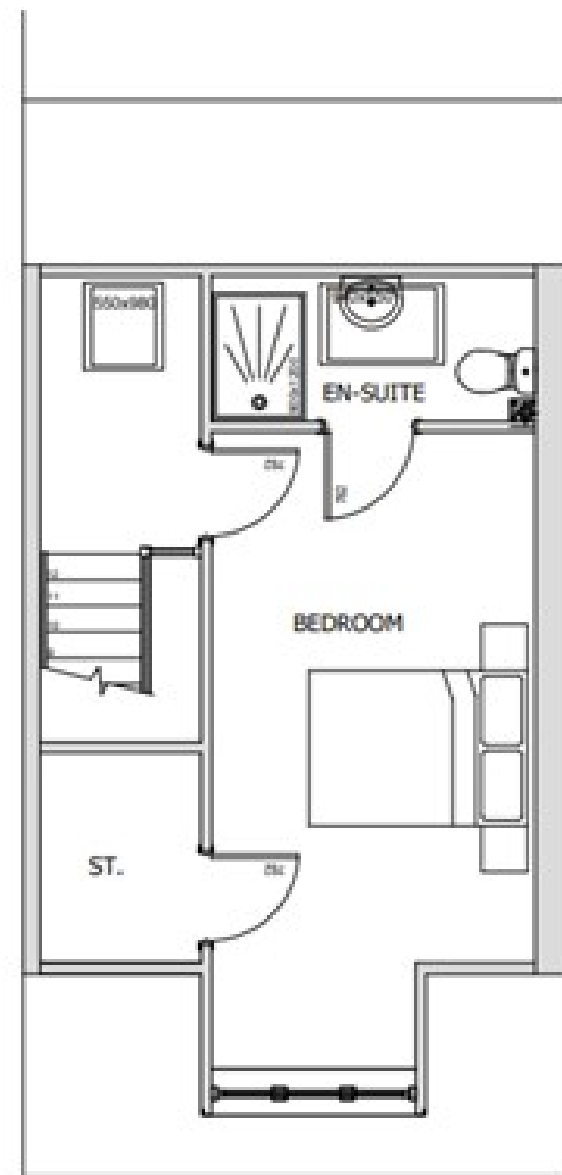




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** New Build

For the **MATERIAL INFORMATION REPORT** on this property select the link
- 30181731

Or alternatively speak to your Rosedale agent who will be able to help you.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Interested in viewing this property?

0330 174 4599

The Avenue Maskew Avenue, Peterborough, Cambridgeshire, PE1 2AS

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

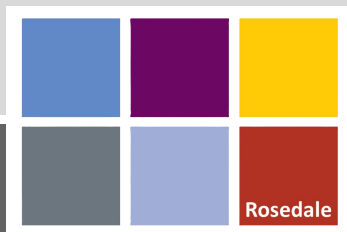
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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