



# 24 Riverside

This modern end-terrace town house is situated in the sought-after Riverside development off Tattershall Road in Boston. The property is located only a short, pleasant walk along the riverside from the historical town centre in one direction, and the Witham Country Park Nature Reserve in the other.

In brief, the ground floor accommodation comprises lounge, cloakroom and a good size dining kitchen with space for a table, whilst the first floor features two bedrooms and the bathroom.

The property also benefits from gas-fired central heating and uPVC double glazing, whilst outside there is an enclosed low-maintenance garden and parking space.

- Two Bedroom End-Terrace Property
- Well-Presented Throughout
- Built By Chestnut Homes
- Bathroom & Cloakroom
- Off-Road Parking
- Conveniently Situated For Amenities & Boston Marina
- Gas-Fired Central Heating & uPVC Double Glazing
- EPC - 'C' 78. Tenure: Freehold. Council Tax Band 'A'



The property is approached via a double-width paved footpath leading up to the front entrance with lantern style light and door leading into the:

**Lounge 4.29m x 3.94m** - With uPVC double glazed window to the front aspect, radiator, stairs to the first floor and door to the kitchen.

**Dining Kitchen 4.26m x 2.68m red. to 2.36m** - The kitchen has uPVC window and a part-glazed door leading out to the enclosed rear garden. Fitted units comprise a range of cupboard and drawer units to both base and eye level, with work surfaces having an inset one-and-a-half bowl stainless steel style sink/drainers unit with mixer tap, inset four ring stainless steel style gas hob with extractor canopy over and oven below. Spaces for washing machine and fridge. Tiling as appropriate and door to the cloakroom/WC.

**Cloakroom/ WC** – Comprising a modern white suite of low-profile close-coupled WC, hand basin with tiled splash back and radiator.

**First Floor** – The landing has an airing cupboard housing the Baxi gas-fired central heating boiler, loft access and doors arranged off to:

**Bedroom One 4.28m red. to 3.27m x 3.09m** – Having a uPVC sash window to the front aspect, over-stairs cupboard and radiator.

**Bedroom Two 3.52m x 2.09m** - Having a uPVC window to the rear aspect and radiator.

**Bathroom** – The bathroom comprises a modern white suite of panel bath with mixer tap and shower over, pedestal hand basin with mixer tap and low-profile WC. Radiator, shaver point and tiling as appropriate.





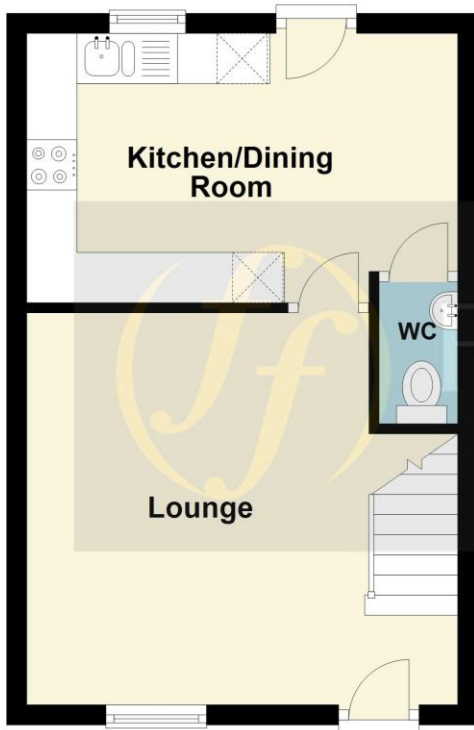
## Outside

The property has been attractively bordered to the front with arrow-tip railing and dressed with shrubs and flowers, whilst the rear garden has been enclosed and is of a low-maintenance design combining gravel with a patio seating area. The property also has the added benefit of allocated parking.

**NOTE: Tenure: Freehold. \* SERVICE/ MAINTENANCE CHARGE APPLIES.**

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### Ground Floor



### First Floor



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