



Manager's Notes...

This is a perfect example of how properties can become so individual over time. Stroll down Castle street on the way to the shops and you could be forgiven for passing this unassuming end-terrace, without a further glance; yet the merits of this property in terms of attention to detail and versatility, make it something really quite special.

The accommodation itself features full-size dining space off the living room, a superb fitted kitchen with solid wood units (and work surfaces), a utility room with bi-folding door into a sun-room and a downstairs shower room - plus the two bedrooms and bathroom located to the first floor. Beyond the obvious utility/shower room/sun room extension, the property has been comprehensively refurbished in recent years, including uPVC windows and doors, electrical rewiring, replacement bathroom and kitchen, guttering and fascias and the gas-fired central heating system...

Outside, there is an enclosed rear garden with an attractive sheltered patio and a low maintenance garden. Behind the garden there is a generous parking bay and an equally generous detached garage with storage space at the front.

To summarise, this lovely property really does feel very "complete" and has successfully retained plenty of character whilst having been sympathetically modernised - great news then for any first time buyer, or an investor. The property is also conveniently located for amenities (which further strengthens the rental potential) and is situated very close to Boston Marina, for any boating enthusiasts.

- Spacious Two Bedroom Character Property
- Very Well-Presented Throughout
- Off-road Parking & Detached Garage
- uPVC Double Glazing and Gas Central Heating
- Offered With No Onward Chain
- Updated Kitchen, Utility & Conservatory
- Bathroom and Additional Shower Room
- Centrally located for the town amenities
- Rear Garden and Sheltered Patio
- Freehold. EPC Rating - "D" 64. Council Tax Band 'A'





Entrance – The property is approached over a footpath with hand gates to the front and side, leading to the uPVC into the utility.

Utility 10'8 x 7'1 (3.25m x 2.16m) – Having tiling to the walls and tiled floor, fitted cupboards, work-surfaces with space and plumbing for washing machine and space and vent for tumble dryer. Radiator.

Sun Room/Conservatory 8'7 x 6'5 (2.61m x 1.95m) – Having door from the utility and with uPVC windows, uPVC door to the rear garden, tiled floor and tiled walls.

Shower Room – Tiled floor and tiling to the walls. The shower room comprises a suite of corner shower cubicle, low-level WC and hand basin. Extractor fan with switch, radiator and heated towel rail.

Kitchen 11'7 x 7'11 (3.53m x 2.41m) – The kitchen is another highlight and comprises a range of country cottage style units with contrasting solid wood work surfaces with an inset butler sink with mixer tap, eye level display cabinets with lighting, deep pan drawer and integral wine rack. Space for cooking range with extractor over and space for fridge/freezer. Tiled floor, tiling where appropriate and uPVC window to the side.

Dining Room 11'7 x 10 (3.53m x 3.04m) – uPVC window to the side aspect, oak-effect ceramic tiled flooring, radiator, door to the stairwell and archway to:

Living Room 11'8 x 9'10 (3.55m x 2.99m) – uPVC window facing the front, continuation of the oak-effect ceramic tiled flooring, fireplace with inset fire, tiled hearth and radiator.

Landing - Has over stairs wardrobe with hanging space and light. Doors are arranged off the landing to:

Bedroom One 11'11 x 9'9 (3.63m x 2.97m) – uPVC window facing the front, radiator.

Bedroom Two 10'1 x 6'7 (3.07m x 2.00m) – uPVC window facing the side, radiator.

Bathroom 9'3 x 8'2 (2.82m x 2.48m) – Stepped down from the landing, the bathroom is of good size and comprises a white suite of panel bath with mixer tap and shower attachment, pedestal hand basin, close-coupled WC, radiator, tiled floor and walls, built in cupboard housing the gas-fired central heating combi-boiler.

Outside

The property is approached via hand gates to the front and side, with vehicular access on the right, leading to the gravel parking bay and the brick-built **Detached Garage** with up/over door, window and service door to the side. The garage has also been extended to the front to provide further cover and secured with double gates.

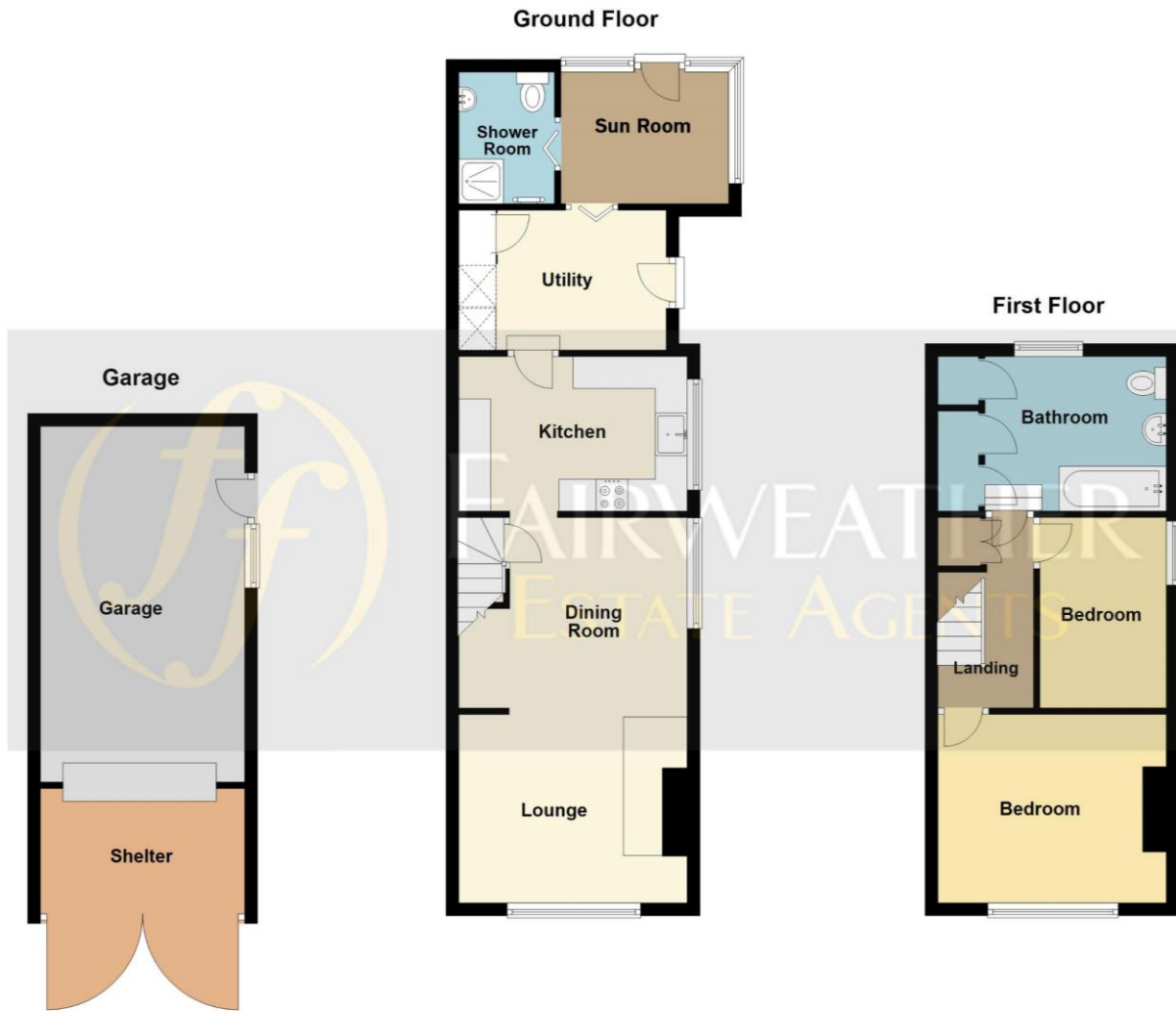
The rear of the property has been bordered with timber fencing and features a pergola with an attractive circular paved seating area and a low maintenance garden interspersed with established trees and shrubs.

Note: The vendors inform us that whilst owning the vehicular access to the side of the property, access is also granted for neighbours to their respective properties.









NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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