



9 Forbes Road, Boston, PE21 0PD



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Freehold

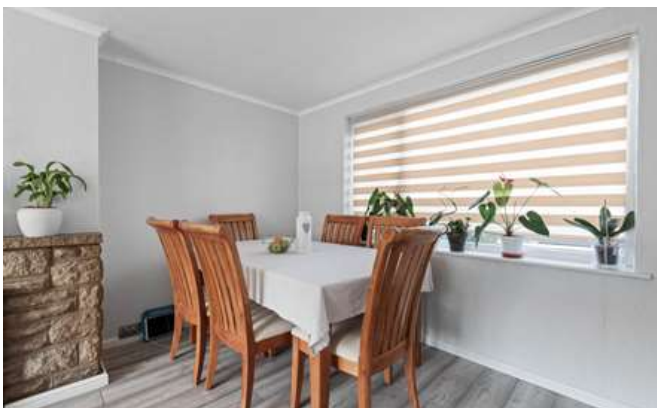
£169,950



## Key Features

- End terrace house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom & bathroom
- Off-road parking to front
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating E





An end terrace house with off-road parking to the front and an enclosed rear garden. Having well presented accommodation comprising: entrance hall, cloakroom, lounge and dining kitchen to ground floor. Three bedrooms and bathroom to first floor. The property benefits from gas central heating and double glazing.

### ACCOMMODATION

Part glazed uPVC front entrance door through to the:

### ENTRANCE HALL

Having tiled floor, telephone connection point and staircase rising to first floor.

### CLOAKROOM

Having window to front elevation, radiator and close coupled WC.

### LOUNGE

5.18m x 3.45m (17'0" x 11'4")

Having windows to front & rear elevations, radiator, television aerial connection point and fireplace with stone hearth, inset gas fire and stone surround.



### DINING KITCHEN

5.11m x 4.65m (16'10" x 15'4")

(max L-shaped) Having windows to front, side & rear elevations, part glazed uPVC door to side, radiator, tile effect flooring and built-in storage cupboard. Fitted with a range of base & wall units with work surfaces & splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap and ceramic hob inset to work surface, cupboards, drawers, integrated dishwasher, space & plumbing for automatic washing machine under, cupboard, wine rack, stainless steel cooker hood and gas fired boiler providing for both domestic hot water & heating over. Work surface return with cupboards under, cupboards over. Further work surface return with cupboard under, tall unit to one side housing integrated electric double oven with cupboards under & over, work surface to side with cupboard & space for slimline wine cooler under. Further work surface with space for tumble dryer & fridge under, tall larder style unit to one side.



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### FIRST FLOOR LANDING

Having window to rear elevation, radiator and access to roof space.

### BEDROOM ONE

3.12m x 3.00m (10'2" x 9'10")

Having window to front elevation, radiator and built-in wardrobe.

### BEDROOM TWO

3.61m x 2.62m (11'10" x 8'7")

Having window to front elevation, radiator and built-in wardrobe.

### BEDROOM THREE

2.74m x 2.26m (9'0" x 7'5")

Having window to rear elevation and radiator.

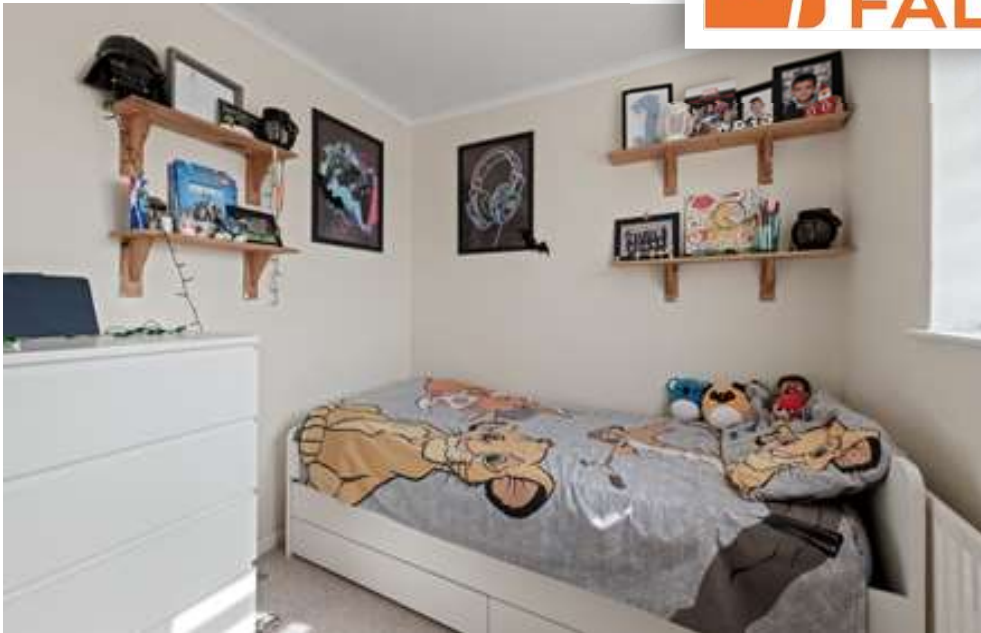
### BATHROOM

Having window to rear elevation, radiator, tiled floor and tiled walls. Fitted with a white suite comprising: shaped bath with shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin with mixer tap.





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## EXTERIOR

To the front of the property there is a gravelled area which provides off-road parking.

## REAR GARDEN

Being enclosed and laid to lawn with a decked patio, concrete area, garden shed and vegetable patch with greenhouse.

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band A.

## VIEWING

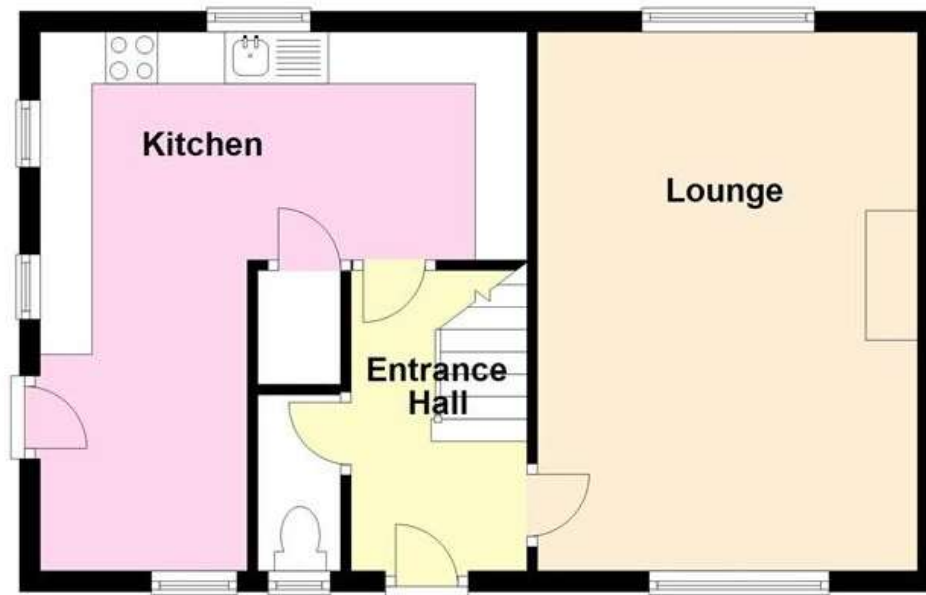
By appointment with Newton Fallowell - telephone 01205 353100.



## Floorplan

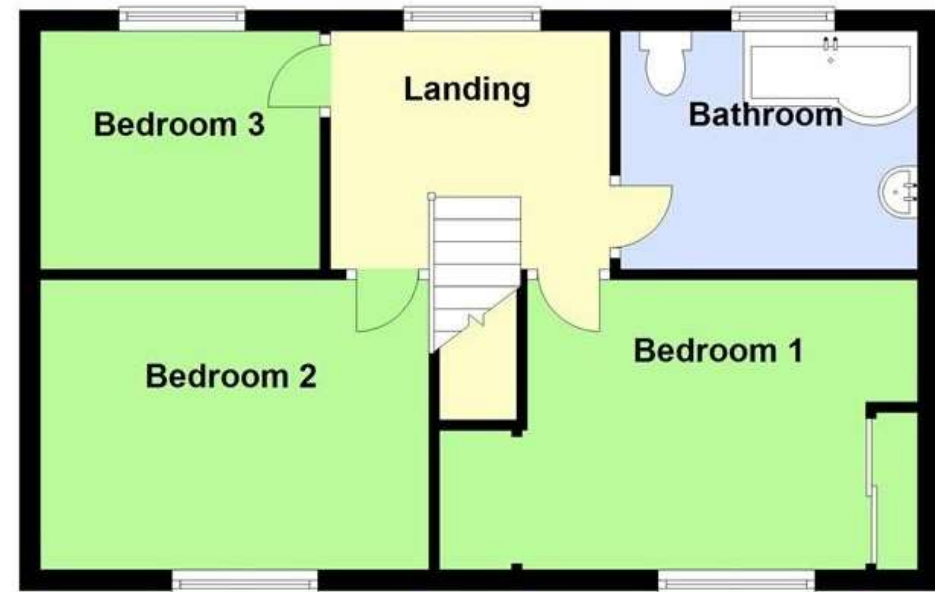
### Ground Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



### First Floor

Approx. 44.0 sq. metres (474.1 sq. feet)



Total area: approx. 86.7 sq. metres (933.6 sq. feet)



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#### AGENT'S NOTES

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