



46 St Nicholas Close, Boston, PE21 0AG



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Freehold

£135,000



## Key Features

- Semi-detached house
- Two bedrooms
- Lounge/diner & kitchen
- Bathroom
- Driveway providing off-road parking
- Enclosed rear garden
- NO CHAIN
- EPC rating D





A semi-detached house towards the end of a cul-de-sac on the outskirts of town but within walking distance to local shops, food outlets and the college. Having accommodation comprising: lounge/diner and kitchen to ground floor. Two bedrooms and bathroom to first floor. Outside the property has a lawned front garden, a driveway to the side providing off-road parking and an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

### ACCOMMODATION

Part glazed entrance door through to the:

### LOUNGE/DINER

4.46m x 7.17m (14'7" x 23'6")

(max) Having window to front elevation, part glazed door to rear elevation, two radiators, television aerial & telephone connection points, staircase rising to first floor and fireplace with marble back & hearth, inset electric fire and wooden surround.

### KITCHEN

2.60m x 1.75m (8'6" x 5'8")

Having window to rear elevation and vinyl flooring. Fitted with a range of base & wall units with work surfaces & matching splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards, concealed cooker hood & gas fired boiler providing for both domestic hot water & heating over. Further work surface return with cupboard & drawer under, space for upright fridge/freezer to side.

### FIRST FLOOR LANDING

Having smoke alarm, access to roof space and airing cupboard housing hot water cylinder with shelving.

### BEDROOM ONE

3.06m x 3.02m (10'0" x 9'11")

(wardrobes in addition) Having two windows to front elevation, radiator, laminate flooring and built-in wardrobes to one wall.

### BEDROOM TWO

2.59m x 2.12m (8'6" x 7'0")

Having two windows to rear elevation, radiator and built-in storage cupboard.

### BATHROOM

Having window to side elevation, radiator, tiled splashbacks and extractor. Fitted with a suite comprising: panelled bath, close coupled WC and pedestal hand basin.





## EXTERIOR

To the front of the property there is a small lawned area and a gravelled driveway to the side provides off-road parking.

## REAR GARDEN

Being enclosed with side access. Having a lawn, paved patio and garden shed.

## SERVICES

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

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

## AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

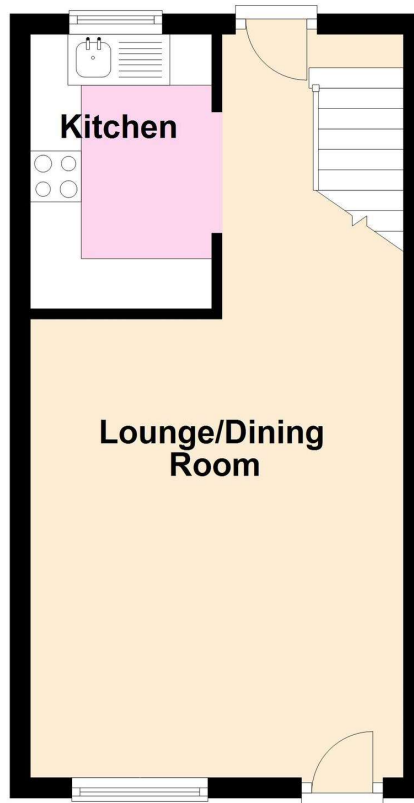
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# Floorplan

## Ground Floor

Approx. 26.7 sq. metres (287.6 sq. feet)



## First Floor

Approx. 26.7 sq. metres (287.6 sq. feet)



Total area: approx. 53.4 sq. metres (575.2 sq. feet)



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