



38 Wyberton Low Road, Boston, PE21 7RF



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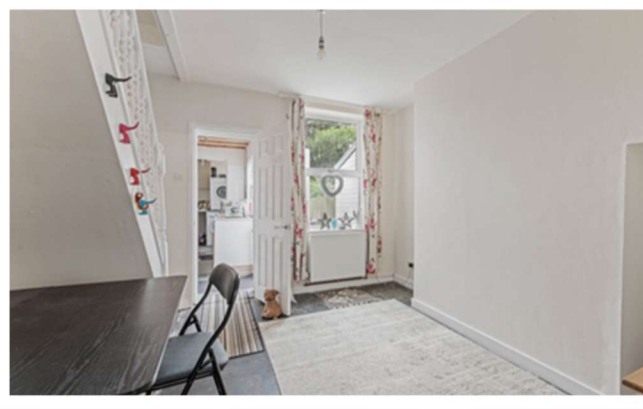
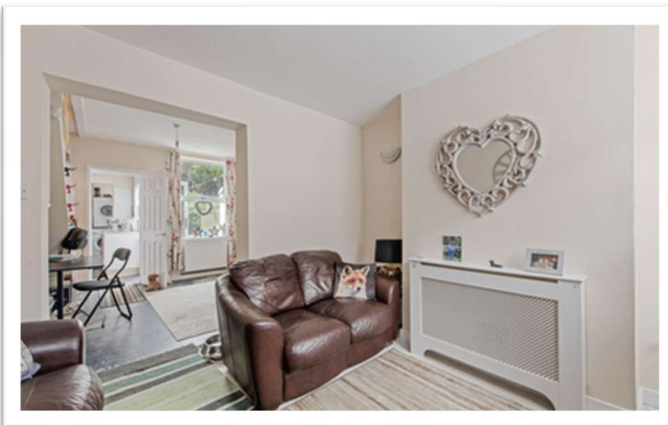
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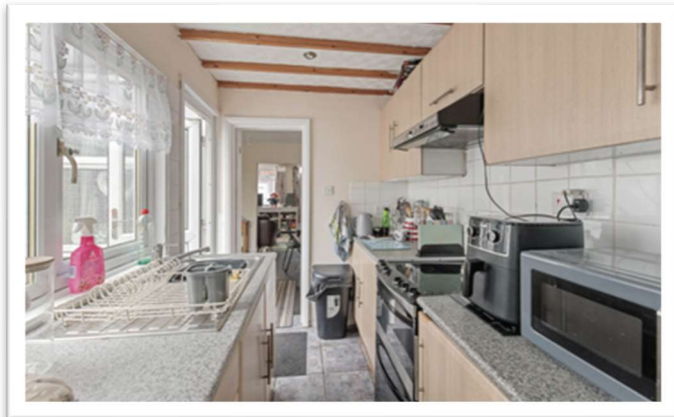
£115,000



Key Features

- Terrace house
- Three bedrooms
- Lounge & dining room
- Kitchen & utility
- Bathroom
- Enclosed rear garden
- NO CHAIN
- EPC rating D





A terraced house on the outskirts of town. Having accommodation comprising: lounge, dining room, kitchen and utility to ground floor. Three bedrooms and bathroom to first floor. Outside the property has an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

ACCOMMODATION

Part glazed uPVC front entrance door with fanlight above through to the:

LOUNGE

3.53m x 3.27m (11'7" x 10'8")

Having window to front elevation, radiator and television aerial connection point. Opening to the:

DINING ROOM

3.28m x 3.19m (10'10" x 10'6")

Having window to rear elevation, radiator, understairs recess and staircase rising to first floor.

KITCHEN

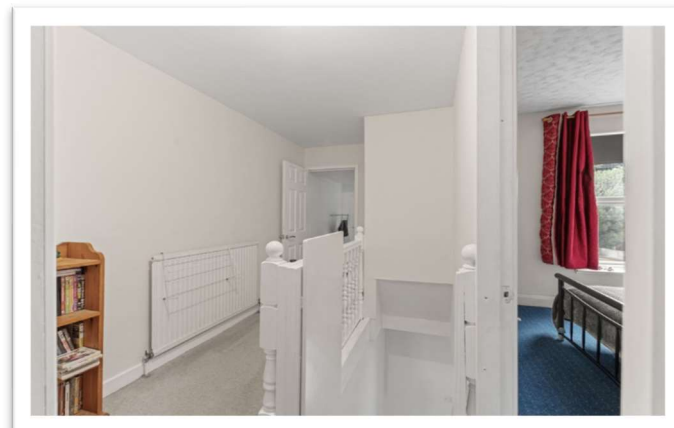
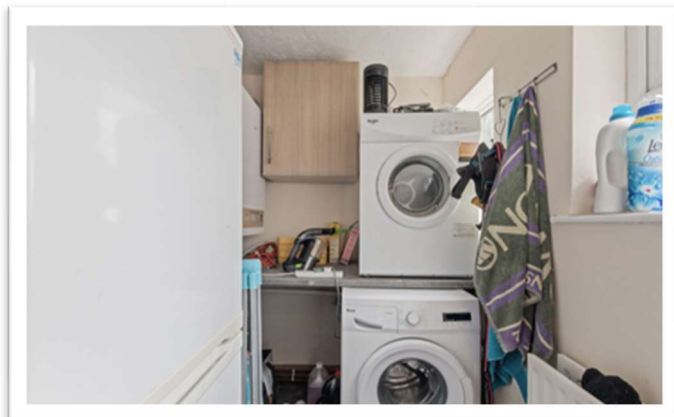
2.44m x 1.83m (8'0" x 6'0")

Having window & part glazed uPVC door to side elevation and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards & drawers under. Further work surface with space for electric cooker, cupboards under, cupboards & extractor over.

UTILITY

1.81m x 1.58m (5'11" x 5'2")

Having two windows to side elevation, radiator, tiled floor and gas fired combination boiler providing for both domestic hot water & heating. Work surface with space & plumbing for automatic washing machine under, cupboard over and space for upright fridge/freezer.



FIRST FLOOR LANDING

Having radiator, smoke alarm, access to roof space and built-in storage cupboard.

BEDROOM ONE

3.39m x 2.81m (11'1" x 9'2")

Having window to rear elevation and radiator.

BEDROOM TWO

3.29m x 2.48m (10'10" x 8'1")

Having window to front elevation and radiator.

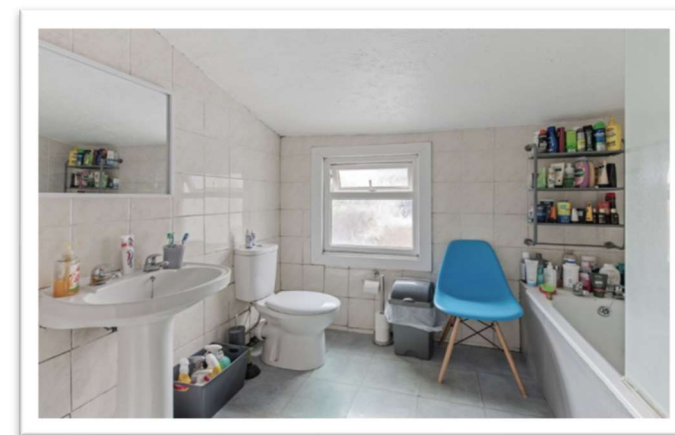
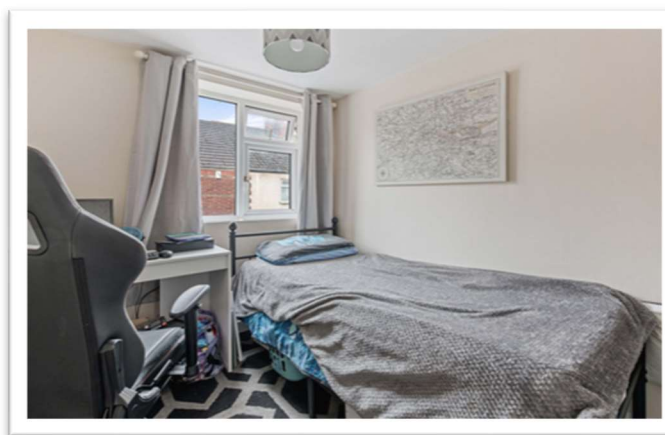
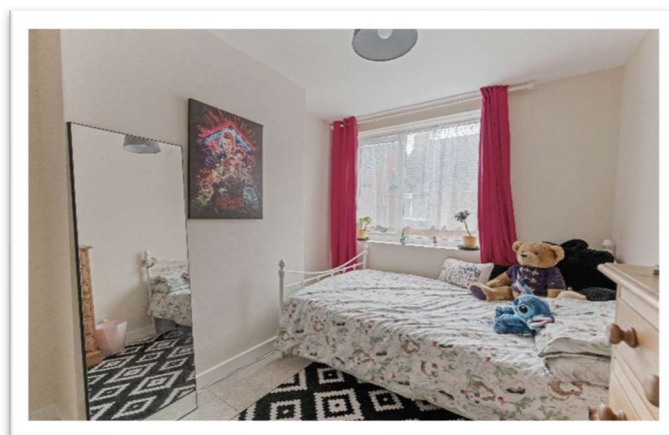
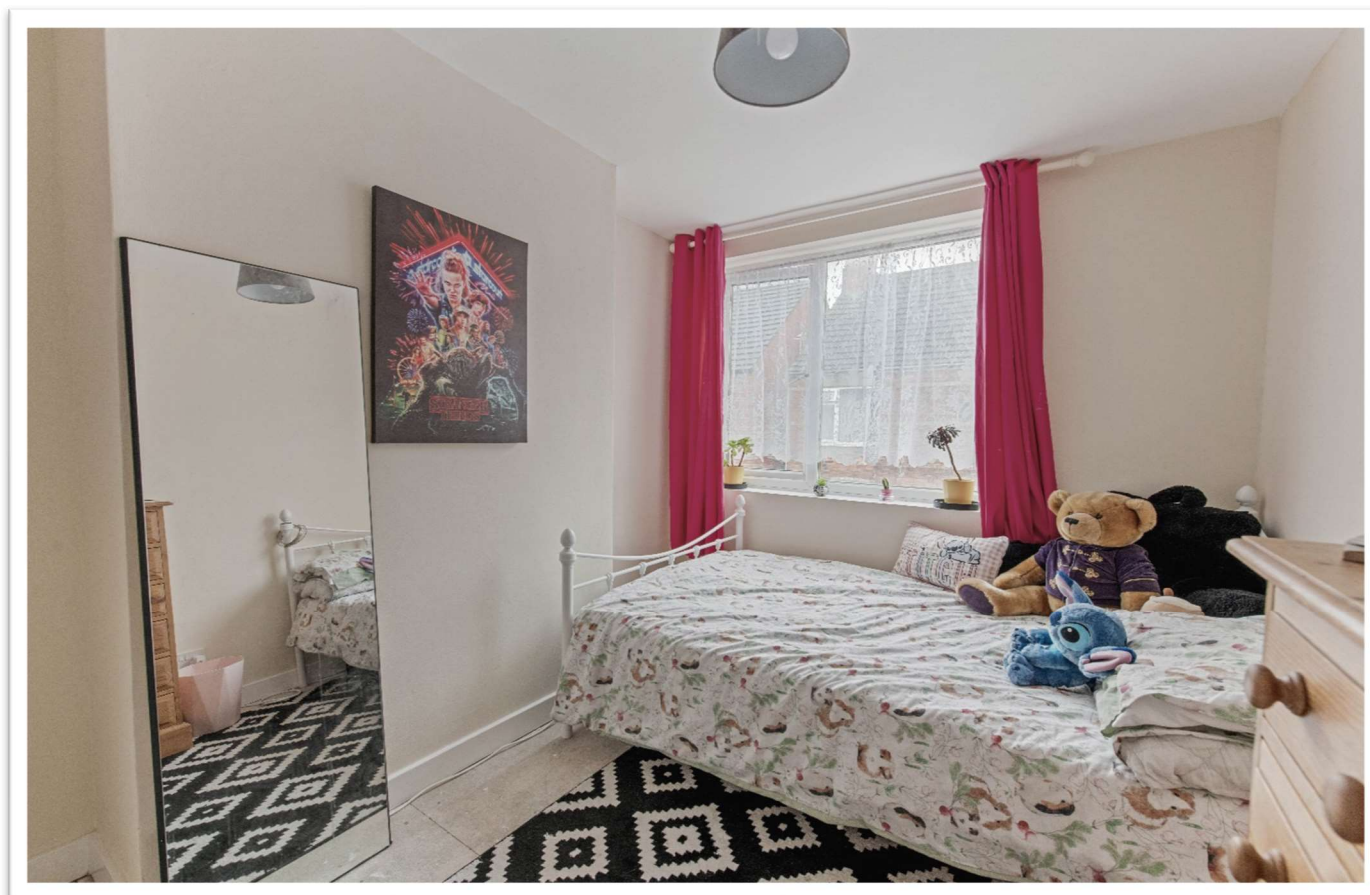
BEDROOM THREE

3.29m x 2.15m (10'10" x 7'1")

(max) Having window to front elevation and radiator.

BATHROOM

Having window to side elevation, radiator, tiled walls, tiled floor, storage cupboard off, panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



EXTERIOR

To the rear of the property there is an enclosed yard area with gated access to an enclosed garden which is laid to lawn with a patio area.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination 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

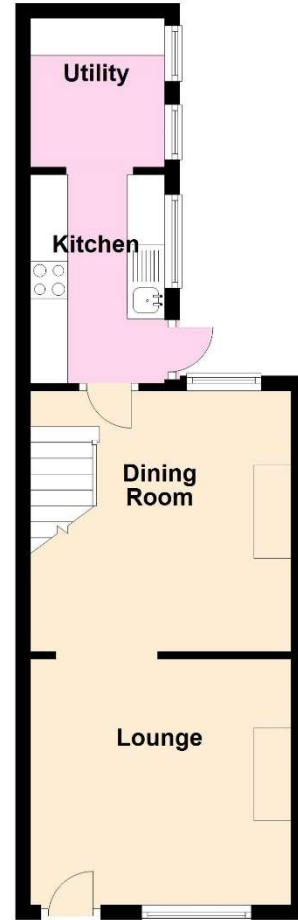
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Floorplan

Ground Floor
Approx. 33.2 sq. metres (356.8 sq. feet)



First Floor
Approx. 40.4 sq. metres (435.1 sq. feet)



Total area: approx. 73.6 sq. metres (792.0 sq. feet)



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