



29 Windsor Bank, Boston, PE21 0JD



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Freehold

£139,950



Key Features

- Terrace house
- Three bedrooms
- Lounge & dining room
- Kitchen & bathroom
- Front & rear garden
- Gas central heating
- Double glazing
- EPC rating C





A terrace house within walking distance to the town centre and overlooking the Maud Foster Waterway to the front. Having accommodation comprising: entrance hall, dining room, lounge, kitchen, rear entrance porch & bathroom to ground floor. Three bedrooms to first floor. Outside the property has a front garden and an enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator, smoke alarm and staircase rising to first floor.

DINING ROOM

3.42m x 3.36m (11'2" x 11'0")

Having internal window to rear elevation, coved ceiling, radiator and laminate flooring. Opening to the:

LOUNGE

3.94m x 3.43m (12'11" x 11'4")

(max) Having window to front elevation, coved ceiling, radiator and laminate flooring.

KITCHEN

5.75m x 1.87m (18'10" x 6'2")

Having two internal windows to side elevation, part glazed door to rear elevation, radiator, tiled floor and understairs storage cupboard. Fitted with a range of base units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, space for electric cooker, cupboards, drawers, space & plumbing for automatic washing machine under. Work surface return with cupboard under, gas fired boiler providing for both domestic hot water & heating over.

REAR ENTRANCE PORCH

Having polycarbonate roof, part glazed door & window to rear elevation and tile effect flooring.

BATHROOM

Having window to side elevation, radiator, tiled walls, tiled floor and extractor. Fitted with a suite comprising: panelled bath with electric shower fitting over, close coupled WC and pedestal hand basin.



FIRST FLOOR LANDING

Having covered ceiling, smoke alarm and access to roof space.

BEDROOM ONE

4.40m x 3.53m (14'5" x 11'7")

Having two windows to front elevation, covered ceiling and radiator.

BEDROOM TWO

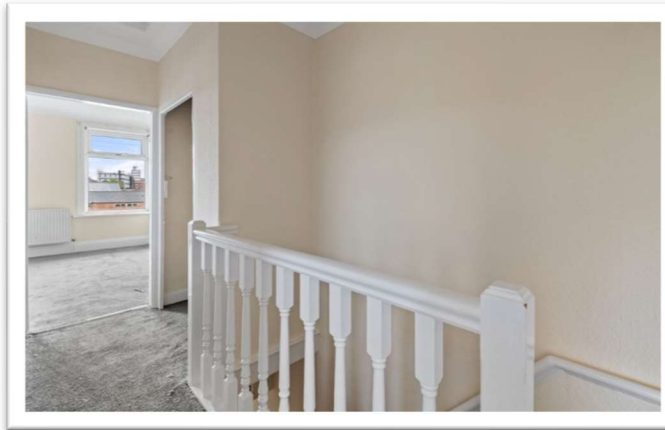
3.36m x 2.77m (11'0" x 9'1")

Having window to rear elevation, covered ceiling and radiator.

BEDROOM THREE

3.49m x 2.10m (11'6" x 6'11")

Having window to side elevation and radiator.



EXTERIOR

To the front of the property there is an enclosed lawn with a concrete footpath.

REAR GARDEN

Being enclosed with rear access. Having a gravelled area, concrete area & footpath.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler (new 2024) serving radiators and the property is double glazed. The current council tax is band A.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

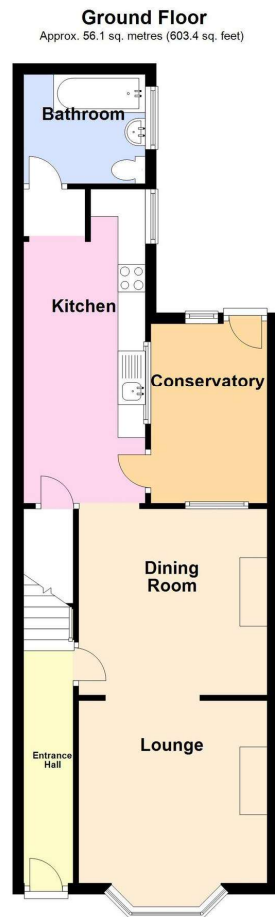
AGENT'S NOTES

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



Total area: approx. 94.6 sq. metres (1017.9 sq. feet)



View to front



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