



York Street, Boston



3



1



2

Freehold

£145,000



Key Features

- Semi-Detached
- Three Bedrooms
- Cloakroom & Utility
- Lounge & Dining Room
- Double Glazing
- Driveway & Garage
- EPC rating D





A semi-detached house situated in a convenient location within walking distance to Boston Town centre and amenities. Having accommodation comprising: lounge, dining room, kitchen, utility and cloakroom to ground floor. Two bedrooms and bathroom to the first floor and bedroom to the second floor. The property benefits from a driveway, garage and garden.

BEDROOM TWO
9'4" x 11'7" (2.8m x 3.5m)

BATHROOM
6'12" x 12'10" (2.1m x 3.9m)

SECOND FLOOR BEDROOM THREE
9'9" x 12'6" (3m x 3.8m)



ACCOMMODATION

LOUNGE
11'6" x 17'6" (3.5m x 5.3m)

DINING ROOM
11'6" x 11'8" (3.5m x 3.6m)

KITCHEN
6'7" x 13'9" (2m x 4.2m)

UTILITY
6'7" x 5'11" (2m x 1.8m)

CLOAKROOM
6'7" x 3'3" (2m x 1m)

FIRST FLOOR LANDING
6'7" x 17'7" (2m x 5.4m)

BEDROOM ONE
12'0" x 11'6" (3.7m x 3.5m)



EXTERIOR

Driveway to side leading to a single garage and rear garden.

SERVICES

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

AGENTS NOTE

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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 **NEWTONFALLOWELL**



Floorplan

Ground Floor
Approx. 46.6 sq. metres (501.5 sq. feet)



First Floor
Approx. 41.3 sq. metres (444.4 sq. feet)



Second Floor
Approx. 11.3 sq. metres (122.1 sq. feet)

