



7 Meridian Road, Boston, PE21 0NB



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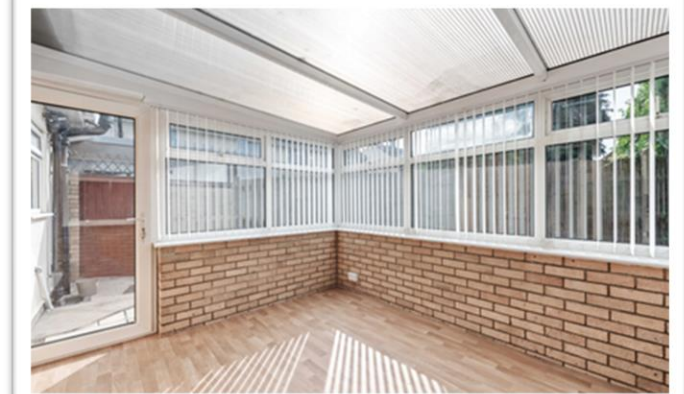
Freehold

£160,000



## Key Features

- Semi-detached house
- Three bedrooms
- Lounge & conservatory
- Bathroom & separate WC
- Driveway & garage with attached store
- Enclosed gardens
- NO CHAIN
- EPC rating D





A semi-detached house in a popular residential location on the outskirts of town. Having accommodation comprising: entrance hall, lounge, conservatory and kitchen to ground floor. Three bedrooms, bathroom & separate WC to first floor. Outside the property has a lawned front garden, a driveway providing off-road parking, a garage with attached store and a low maintenance enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

### ACCOMMODATION

Part glazed uPVC front entrance door through to the:

### ENTRANCE HALL

Having radiator and staircase rising to first floor.

### LOUNGE

4.05m x 5.78m (13'4" x 19'0")

Having bow window to front elevation, coved ceiling, two radiators, television aerial & telephone connection points and fireplace with tiled back, inset electric fire and wooden surround. Sliding doors to the:

### CONSERVATORY

2.88m x 3.35m (9'5" x 11'0")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having glazed door to rear garden and wood effect flooring.

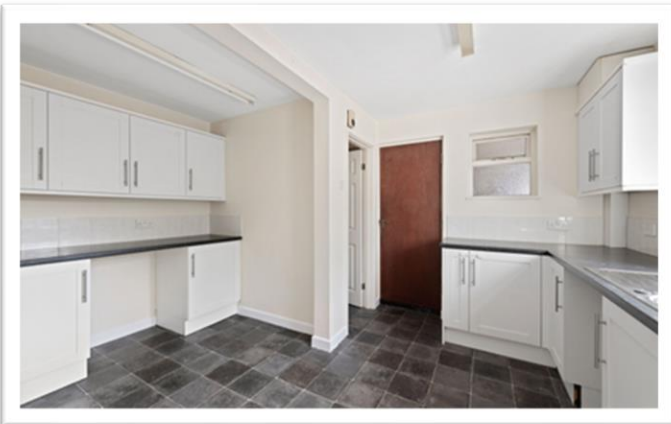
### KITCHEN

3.82m x 4.11m (12'6" x 13'6")

Having window to rear elevation, radiator, door to garage, understairs storage cupboard and tile effect flooring.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap and gas hob inset to work surface, integrated electric oven, cupboards & drawers under, cupboards & cooker hood over.

Work surface return with cupboards under. Further work surface with cupboards under, cupboards over.



## FIRST FLOOR LANDING

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

## BEDROOM ONE

3.03m x 4.04m (9'11" x 13'4")

Having window to front elevation and radiator.

## BEDROOM TWO

2.64m x 4.07m (8'8" x 13'5")

Having window to rear elevation, radiator and built-in cupboard.

## BEDROOM THREE

2.04m x 3.04m (6'8" x 10'0")

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

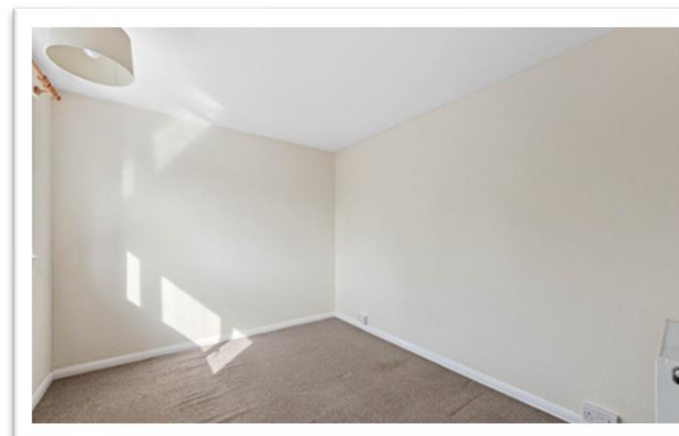
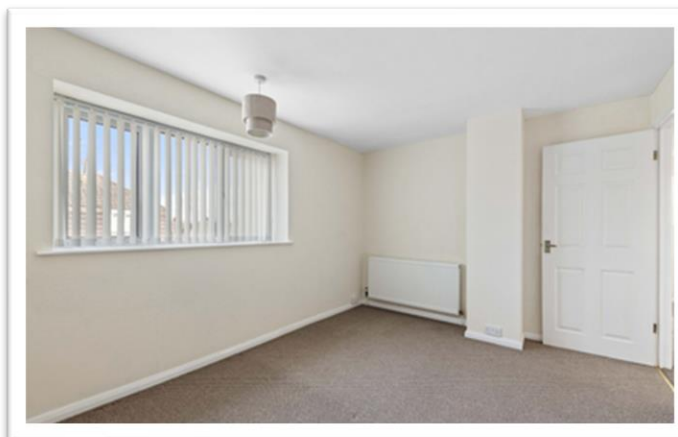
## BATHROOM

0.00m x 0.00m (0'0" x 0'0")

Having window to rear elevation, radiator, tiled walls, vinyl flooring and built-in airing cupboard housing hot water cylinder and gas fired boiler providing for both domestic hot water & heating.

## SEPARATE WC

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





## EXTERIOR

To the front of the property there is a lawned garden and a concrete driveway provides off-road parking leading to the:

## GARAGE

3.71m x 7.08m (12'2" x 23'2")

Having double doors & single door to front and side door to rear garden.

## ATTACHED STORE

2.46m x 2.47m (8'1" x 8'1")

Having window to rear, light and power.

## GARDENS

To the left hand side of the driveway there is a further lawned garden and to the rear of the property there is an enclosed garden which is paved for ease of maintenance.

## SERVICES

The property has mains gas, electricity, water & 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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 **NEWTON  
FALLOWELL**



# Floorplan



Total area: approx. 124.0 sq. metres (1334.7 sq. feet)



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