



10 Carmel Green, Boston, PE21 7JR



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Freehold

£129,950



Key Features

- Semi-detached bungalow
- Two bedrooms
- Lounge & kitchen
- Utility & shower room
- Enclosed rear garden
- Garage in a block to the rear
- NO CHAIN
- EPC rating C





A semi-detached bungalow on the outskirts of town and overlooking a green area to the front with views across a paddock to the side & rear. The property is in need of a little updating and has accommodation comprising: entrance hall, lounge, kitchen, utility, two bedrooms and shower room. Outside the property has an enclosed rear garden and a garage in a block to the rear. The property benefits from gas central heating & double glazing. NO CHAIN

ACCOMMODATION

Glazed uPVC front entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator and built-in cupboard housing gas fired combination boiler providing for both domestic hot water & heating.

LOUNGE

3.53m x 4.43m (11'7" x 14'6")

Having sliding doors with side screen to front elevation, coved ceiling, radiator, television aerial connection point and brick-built fireplace with marble hearth.

KITCHEN

2.31m x 3.57m (7'7" x 11'8")

(min) Having window & part glazed uPVC door to rear elevation, coved ceiling and radiator. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with space for gas cooker, cupboard & space for fridge under, cupboards over.

UTILITY

1.85m x 2.43m (6'1" x 8'0")

Having window to side elevation, radiator, access to roof space and wall mounted double cupboard.

BEDROOM ONE

2.99m x 3.61m (9'10" x 11'10")

Having window to rear elevation, coved ceiling and radiator.

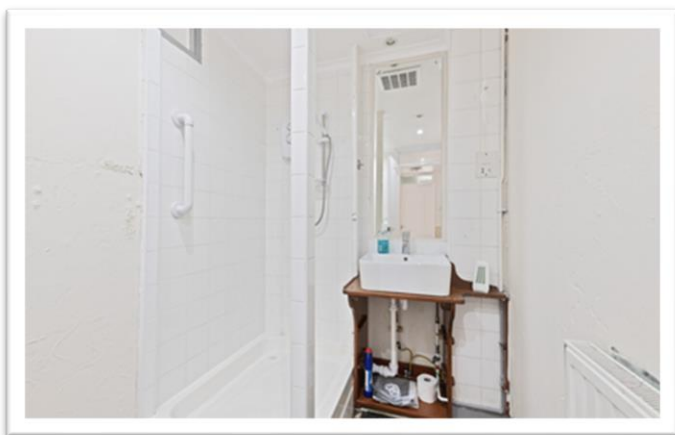
BEDROOM TWO

2.43m x 3.09m (8'0" x 10'1")

Having window to front elevation, coved ceiling and radiator.

SHOWER ROOM

Having window to side elevation, radiator, extractor, shower enclosure with mixer shower fitting, close coupled WC and hand basin with storage under.



EXTERIOR

To the front of the property there is a communal lawn & gravelled area with a paved footpath leading to the front entrance door.

GARAGE

Situated in a block to the rear of the property.

REAR GARDEN

Being enclosed with a rear access gate and laid to paving & gravelled for ease of maintenance.

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. There is a management fee of £15 per month payable to Carmel Green Management Company.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

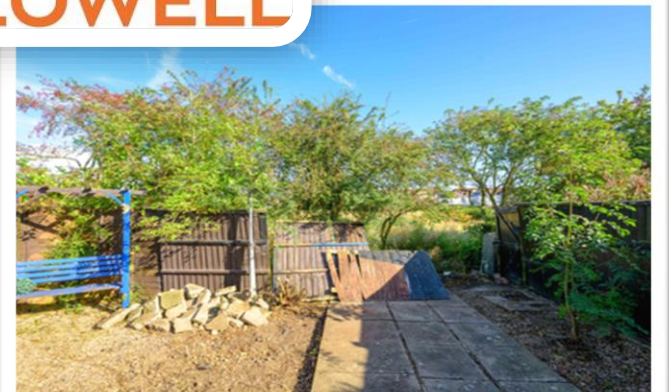
AGENT'S NOTES

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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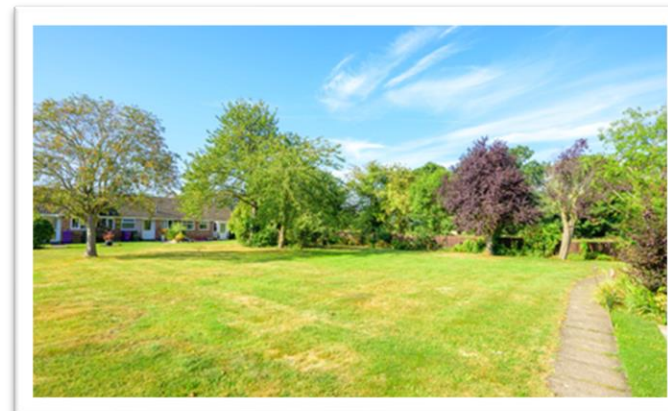


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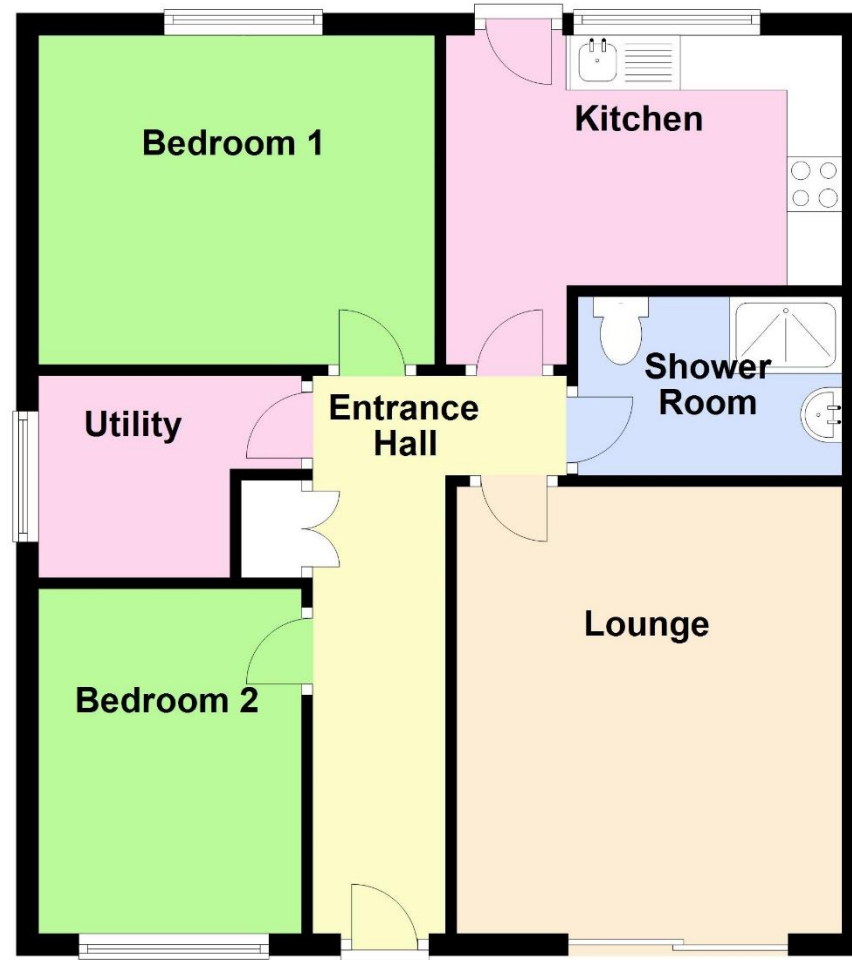




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Floorplan



Total area: approx. 61.8 sq. metres (665.4 sq. feet)



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