



3 Hesse Avenue, Boston, PE21 8DA

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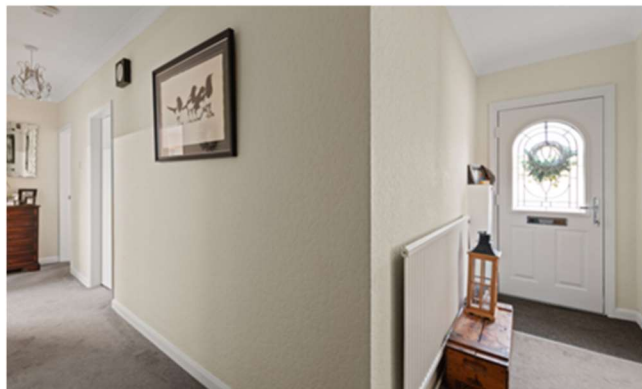
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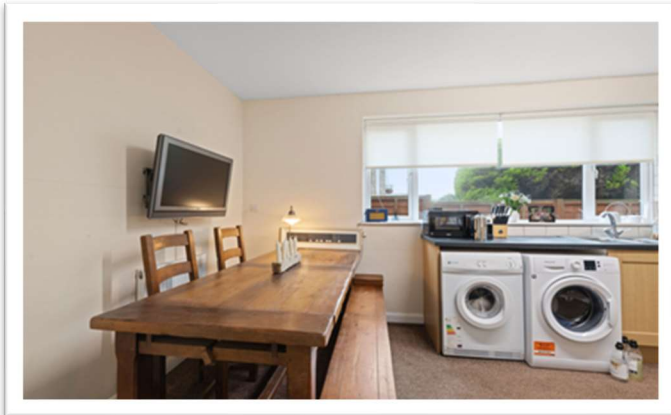
£189,950



## Key Features

- Detached bungalow
- Two double bedrooms
- Lounge & dining kitchen
- Garden room & shower room
- Ample off-road parking & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating D – NO CHAIN





An extended detached bungalow in a popular residential location on the outskirts of town. Having accommodation comprising: entrance hall, lounge, dining kitchen, garden room, two double bedrooms and shower room. Outside the property has ample off-road parking to the front, a garage and an enclosed rear garden. The property benefits from gas central heating & double glazing. NO CHAIN

#### ACCOMMODATION

Porch recess with part glazed uPVC side entrance door to the:

#### ENTRANCE HALL

Having coved ceiling, radiator, smoke alarm, telephone connection point and walk-in airing cupboard housing gas fired combination boiler providing for both domestic hot water & heating.

#### LOUNGE

3.67m x 7.07m (12'0" x 23'2")

Having windows to front & side elevations, coved ceiling and two radiators.

#### DINING KITCHEN

3.85m x 5.83m (12'7" x 19'1")

(max) Having window to side elevation, two radiators and access to roof space. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap and electric hob inset to work surface, cupboard, drawers, space & plumbing for automatic washing machine, dishwasher & tumble dryer under, cupboard & cooker hood over. Work surface return with cupboards under. Tall unit housing integrated electric oven, drawers under, cupboard over and tall unit to side. Opening to the:





### GARDEN ROOM

1.59m x 4.2m (5'2" x 13'10")

Having windows & french doors to rear elevation and radiator.

### BEDROOM ONE

3.04m x 4.11m (10'0" x 13'6")

Having window to side elevation and radiator.

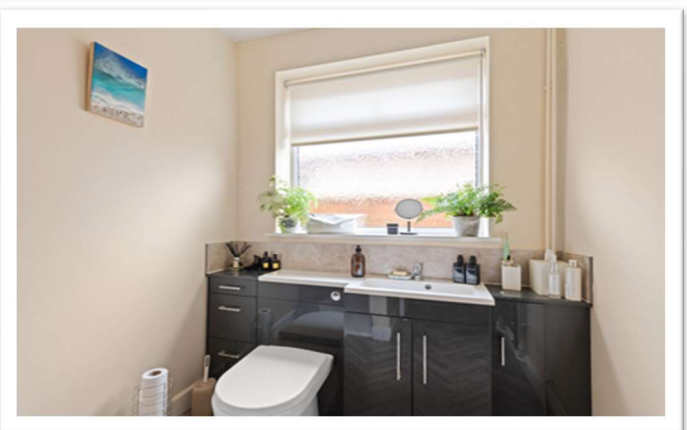
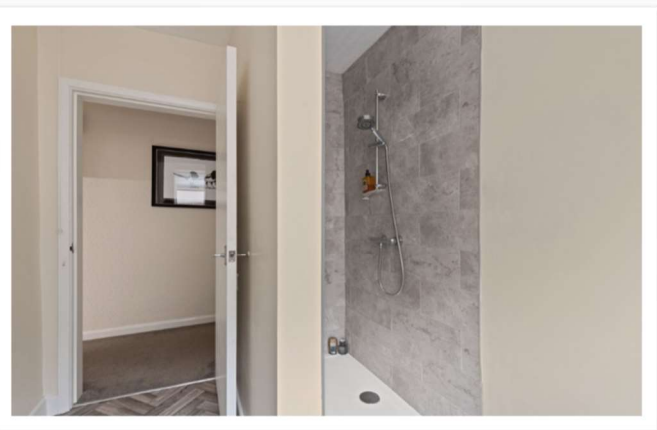
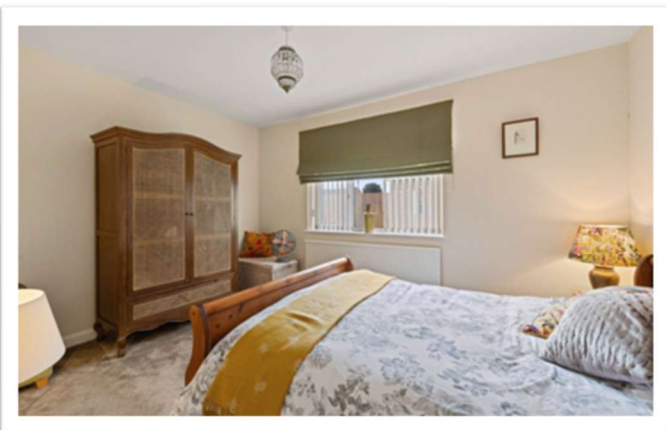
### BEDROOM TWO

3.04m x 3.61m (10'0" x 11'10")

Having window to side elevation and radiator.

### SHOWER ROOM

Having window to rear elevation, heated towel rail, tiled splashbacks, wood effect flooring, fully tiled shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboards & drawers under and WC with concealed cistern.





## EXTERIOR

To the front of the property there is a driveway which provides ample off-road parking which extends down the side of the property to the:

## GARAGE

Of sectional concrete construction with double doors to front, window & door to side.

## REAR GARDEN

Being enclosed with gated access from both sides. Having a shaped lawn and concrete patio area.

## 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 C.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

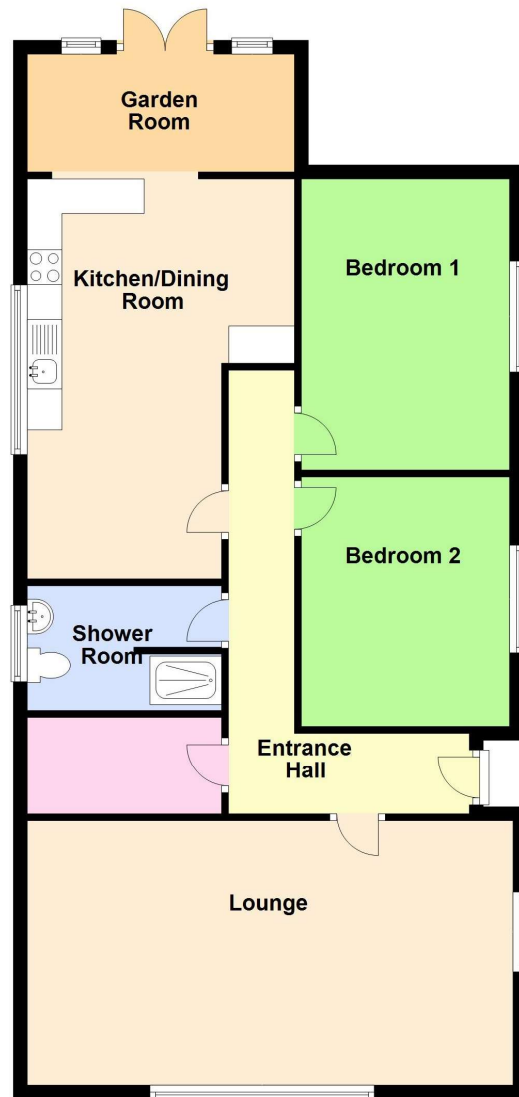
## AGENT'S NOTES

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. 97.2 sq. metres (1045.8 sq. feet)



 **NEWTON FALLOWELL**

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