



46 Fishtoft Road, Boston, PE21 0AJ

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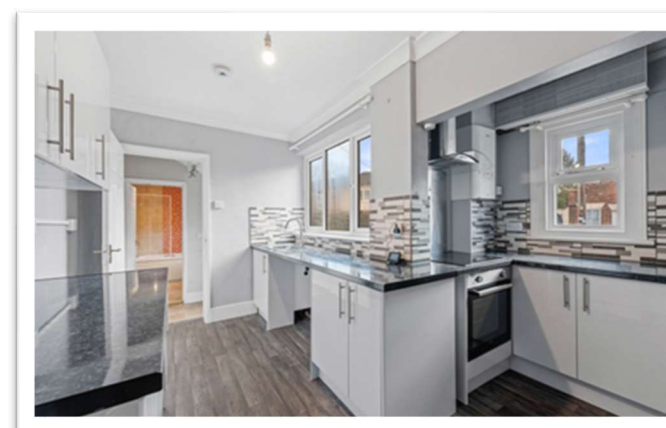
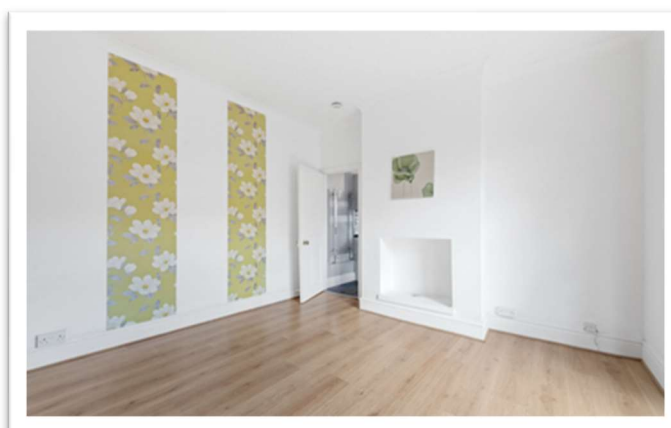
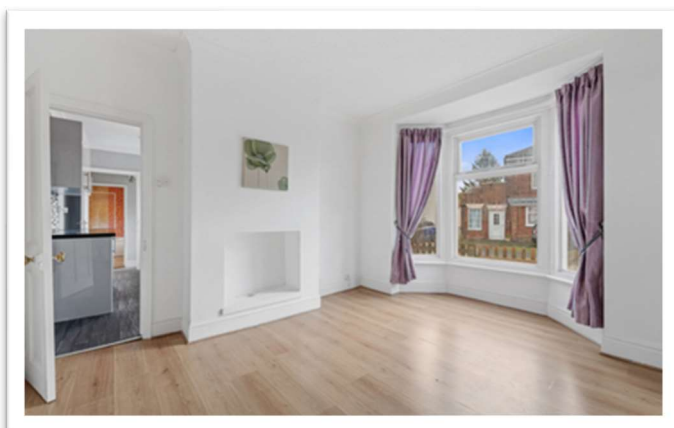
Freehold

£135,000

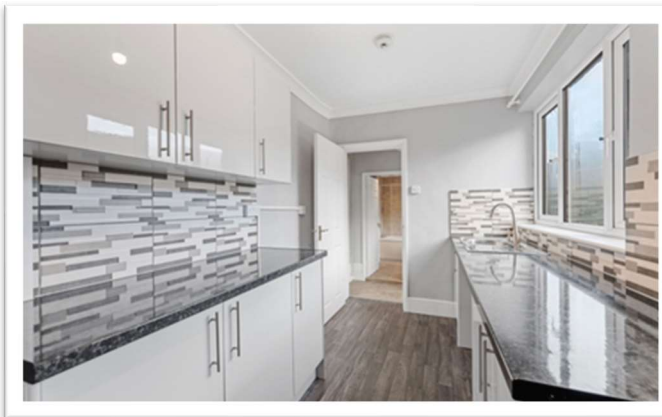


## Key Features

- End-terrace house
- Three bedrooms
- Lounge & dining room
- Bathroom & shower room
- Low maintenance gardens
- Gas central heating
- Double glazing
- NO CHAIN - EPC rating D







An end terrace house on the outskirts of town. Recently updated and having accommodation comprising: entrance hall, lounge, dining room, kitchen, rear entrance utility and bathroom to ground floor. Three bedrooms and shower room to first floor. Outside the property has a low maintenance front garden and a courtyard style enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

#### ACCOMMODATION

Part glazed uPVC side entrance door through to the:

#### ENTRANCE HALL

Having staircase rising to first floor.

#### LOUNGE

3.9m x 3.5m (12'10" x 11'6")

Having bay window to front elevation, coved ceiling and radiator.

#### DINING ROOM

3.6m x 3.5m (11'10" x 11'6")

Having bay window to side elevation, coved ceiling, radiator, laminate flooring and understairs storage cupboard.

#### KITCHEN

3.6m x 3.3m (11'10" x 10'10")

Having windows to side elevation, coved ceiling, chrome heated towel rail and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven under, extractor and gas fired boiler providing for both domestic hot water & heating over. Further work surface return with cupboards under. Further work surface with cupboards under and cupboards over.

#### REAR ENTRANCE UTILITY

Having part glazed door to side elevation and tile effect flooring.

#### BATHROOM

2.1m x 1.7m (6'11" x 5'7")

Having window to side elevation, inset ceiling spotlights, tiled walls, tile effect flooring and extractor. Fitted with a suite comprising: panelled bath with shower attachment & anti-splash screen over, close coupled WC and pedestal hand basin.

#### FIRST FLOOR LANDING

#### BEDROOM ONE

4m x 3.5m (13'1" x 11'6")

Having bay window to front elevation, coved ceiling, radiator, built-in cupboard over stairs and range of built-in cupboards.

#### BEDROOM TWO

3.3m x 2.6m (10'10" x 8'6")

Having window to side elevation, coved ceiling, radiator and built-in cupboards.

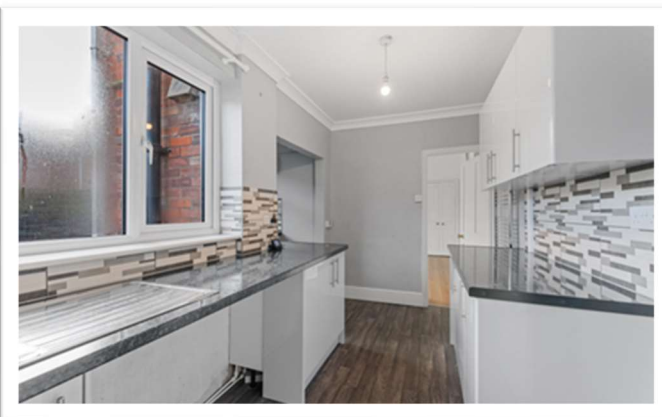
#### BEDROOM THREE

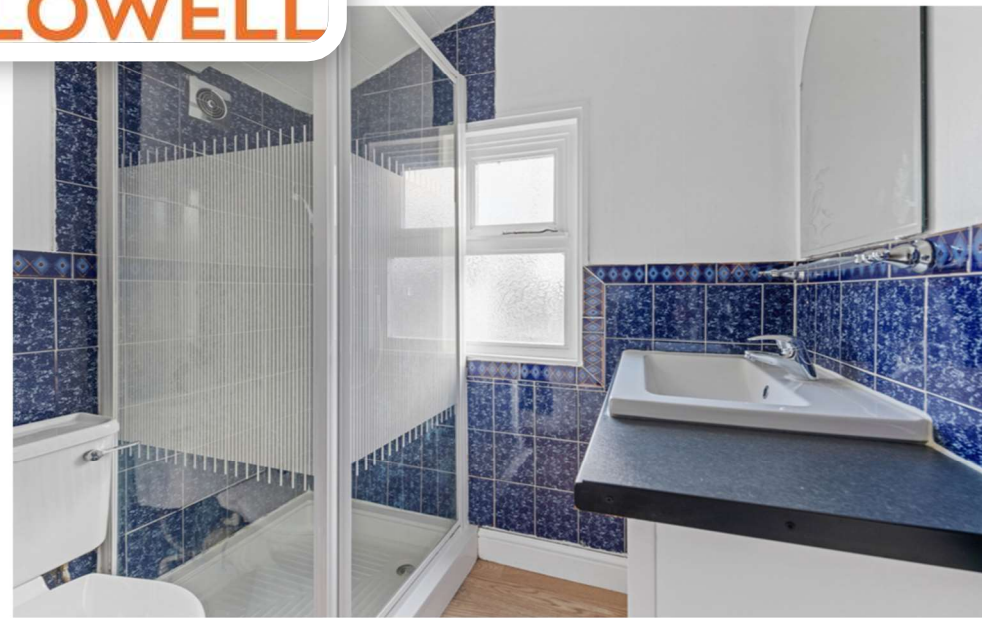
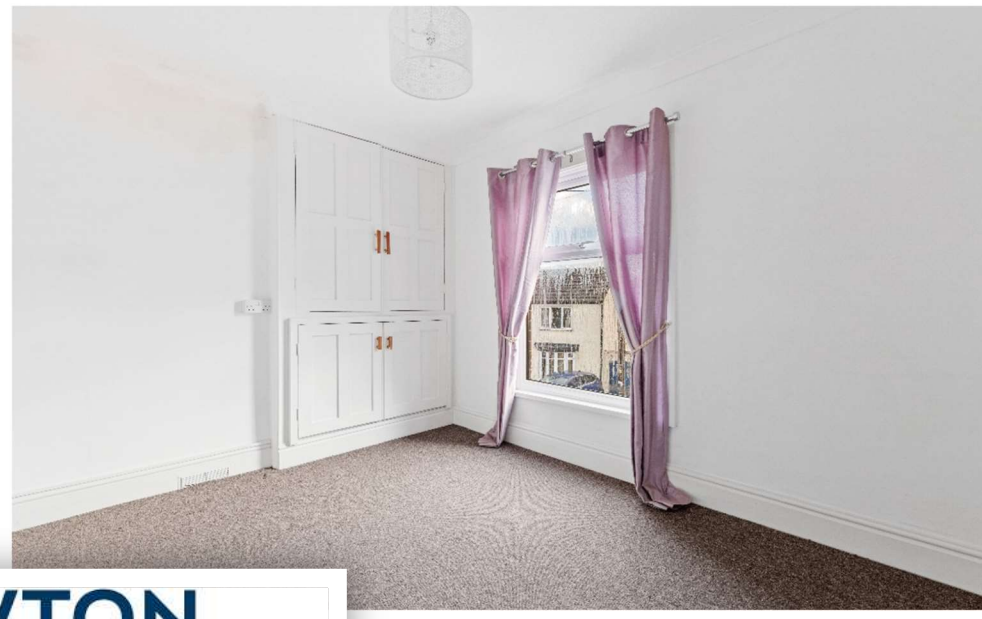
2.8m x 2m (9'2" x 6'7")

Having window to rear elevation and radiator.

#### SHOWER ROOM

Having window to side elevation, wood effect flooring, part tiled walls, extractor, shower enclosure with shower fitting, close coupled WC and hand basin inset to vanity unit.







### EXTERIOR

To the front of the property there is a low maintenance paved & gravelled garden which extends down the side of the property. Gated access to the:

### REAR GARDEN

Being enclosed and paved 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.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



## Floorplan



Newton Fallowell Boston (Sales)

01205 353100  
boston@newtonfallowell.co.uk

### 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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