



30 Amberley Crescent, Boston, PE21 7QQ





Freehold

£189,950



## Key Features

- Detached bungalow
- Two bedrooms
- Lounge, dining room & conservatory
- Cloakroom & shower room
- Driveway & garage
- Enclosed rear garden
- EPC rating D





A detached bungalow in a popular residential location on the outskirts of town off Rosebery Avenue. Having accommodation comprising: entrance hall, lounge, two bedrooms, shower room, kitchen, dining area, conservatory and cloakroom. Outside the property has a lawned front garden, a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed uPVC front entrance door with side screen through to the:

#### ENTRANCE HALL

Having radiator and part parquet flooring.

#### LOUNGE

5m x 3.45m (16'5" x 11'4")

Having window to front elevation, internal window to inner hall, coved ceiling, two radiators and tiled fireplace with inset living flame style fire.

#### INNER HALL

#### BEDROOM ONE

3.61m x 3.19m (11'10" x 10'6")

(max) Having window to rear elevation, radiator and fitted wardrobes.

#### BEDROOM TWO

3m x 2.74m (9'10" x 9'0")

Having window to front elevation, radiator and fitted wardrobes.

#### SHOWER ROOM

Having window to side elevation, tiled walls, shower enclosure with electric shower fitting, close coupled WC and hand basin with cupboard under.

#### KITCHEN

3.19m x 3.1m (10'6" x 10'2")

(max) Having window & part glazed door to rear elevation, radiator and tile effect flooring. 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 inset to work surface, cupboards under. Work surface return with inset gas hob, cupboards, drawers, space for dishwasher, space & plumbing for automatic washing machine under, cupboards & extractor over. Range of tall units incorporating integrated electric oven, integrated fridge & freezer.

#### DINING AREA

3.13m x 2.5m (10'4" x 8'2")

(max) Having coved ceiling and radiator. Opening to the:

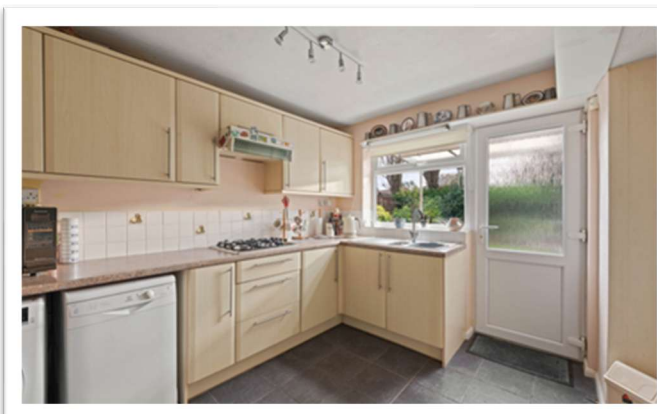
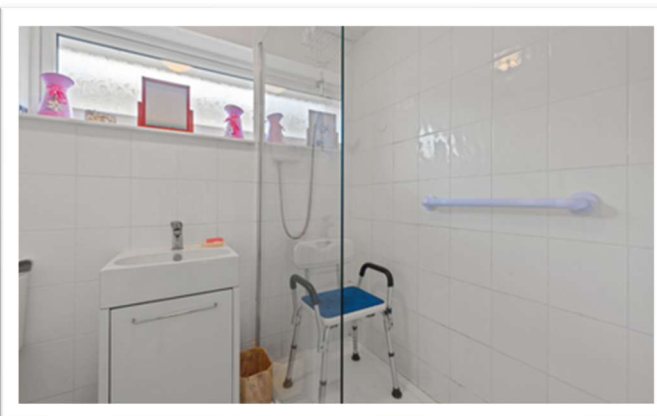
#### CONSERVATORY

2.85m x 2.3m (9'5" x 7'6")

Of sealed unit double glazed uPVC frame construction with polycarbonate roof and glazed door to rear garden.

#### CLOAKROOM

Having window to rear elevation, close coupled WC and hand basin.







 **NEWTON  
FALLOWELL**



### EXTERIOR

To the front of the property there is a lawned garden. A driveway provides off-road parking and leads to the:

### GARAGE

5.02m x 2.51m (16'6" x 8'2")

Having up-and-over door, window to side, light and power.

### REAR GARDEN

Being enclosed and laid to lawn with borders. Having a paved patio and a gravelled seating 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 B.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



## Floorplan



Total area: approx. 88.5 sq. metres (952.2 sq. feet)



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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.