



53 Princess Anne Road, Boston, PE21 9AP

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Freehold

£200,000



Key Features

- Detached bungalow
- Three bedrooms
- Lounge, kitchen & conservatory
- Bathroom with separate shower
- Driveway & garage
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating D – NO CHAIN





A detached bungalow in a popular residential location convenient for the Pilgrim Hospital and Boston High School. Having accommodation comprising: entrance hall, lounge, conservatory, kitchen, three bedrooms and bathroom with separate shower. Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

ACCOMMODATION

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

ENTRANCE HALL

Having coved ceiling, radiator, access to roof space, built-in cupboard and built-in airing cupboard.

LOUNGE

6.76m x 3.46m (22'2" x 11'5")

Having window to front elevation, coved ceiling, two radiators, wall light points and fireplace with inset gas fire. French doors to the:

CONSERVATORY

4.92m x 2.46m (16'1" x 8'1")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear elevation & garden, radiator, tile effect flooring and door to garage.

KITCHEN

4.25m x 2.82m (13'11" x 9'4")

Having window to front elevation, coved ceiling, radiator 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 inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under, cupboard over. Work surface return with inset gas hob, integrated electric oven, cupboards, drawers & space for fridge under, cupboards & extractor over.







BEDROOM ONE

3.47m x 3.34m (11'5" x 11'0")

Having window to rear elevation, coved ceiling, radiator and fitted wardrobes with sliding mirror doors.

BEDROOM TWO

3.38m x 2.82m (11'1" x 9'4")

Having french doors to rear elevation, coved ceiling and radiator.

BEDROOM THREE

2.43m x 2.34m (8'0" x 7'8")

Having window to side elevation overlooking the conservatory, coved ceiling and radiator.

BATHROOM

3.22m x 1.8m (10'7" x 5'11")

Having two windows to side elevation, coved ceiling, radiator, tiled splashbacks and tile effect flooring. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, panelled bath, close coupled WC and hand basin inset to vanity unit with cupboard under.



EXTERIOR

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

GARAGE

4.79m x 2.47m (15'8" x 8'1")

Having electric door, light and power.

REAR GARDEN

Being enclosed by timber fencing and laid to lawn with borders. Having a paved patio, external electric socket and garden shed with power.

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

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Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.





Floorplan



Total area: approx. 108.0 sq. metres (1162.7 sq. feet)



 **NEWTONFALLOWELL**

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