



20 Harrow Place, Boston, PE21 7FD



Freehold

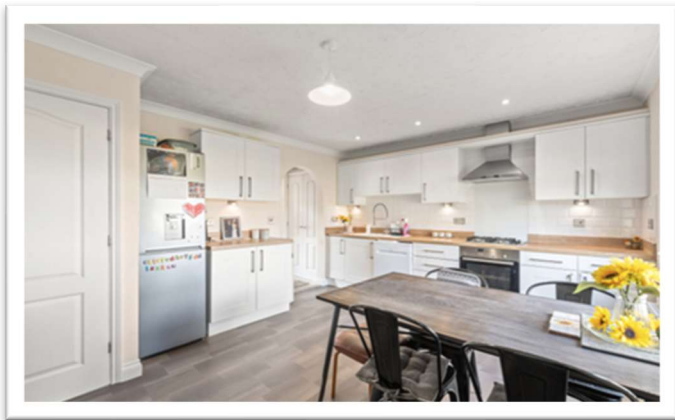
£185,000



Key Features

- Mid terrace house
- Three bedrooms
- Lounge & dining kitchen
- Cloakroom/utility & bathroom
- Enclosed low maintenance rear garden
- Off-road parking to rear
- EPC rating B





A modern mid-terraced house on the outskirts of town and within walking distance to Boston West Primary School. Having well presented accommodation comprising: dining kitchen, cloakroom/utility, inner hall and lounge to ground floor. Three bedrooms and bathroom with separate shower to first floor. Outside the property has an enclosed low maintenance garden and off-road parking to the rear. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed front entrance door through to the:

DINING KITCHEN

16'10" x 12'5" (5.1m x 3.8m)

Having window to front elevation, coved ceiling with inset ceiling spotlights, radiator, wood effect flooring and built-in cupboard. Fitted with a range of base & wall units with work surfaces, upstands & tiled splashbacks comprising: composite sink with drainer & mixer tap and gas hob inset to work surface, integrated electric oven, cupboards, drawers and space for dishwasher under, cupboards & stainless steel cooker hood over. Further work surface with cupboards under, cupboards over and space for upright fridge/freezer to one side. Further work surface forming breakfast bar.

CLOAKROOM/UTILITY

Having coved ceiling, radiator, wood effect flooring, close coupled WC, wall mounted corner hand basin and work surface with space & plumbing for automatic washing machine under. From the dining kitchen an archway leads through to the:

INNER HALL

Having continuation of wood effect flooring, staircase rising to first floor and built-in cupboard.

LOUNGE

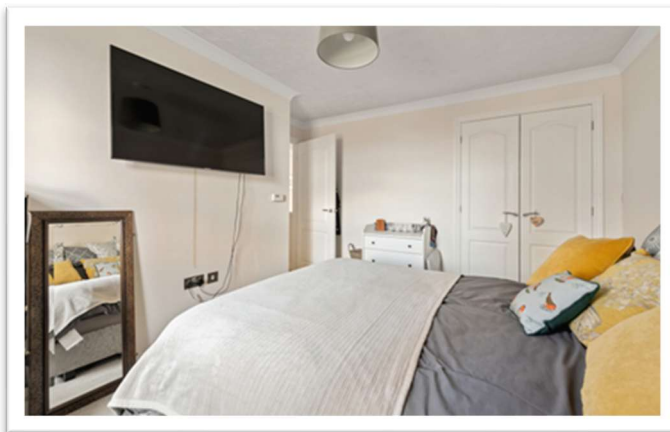
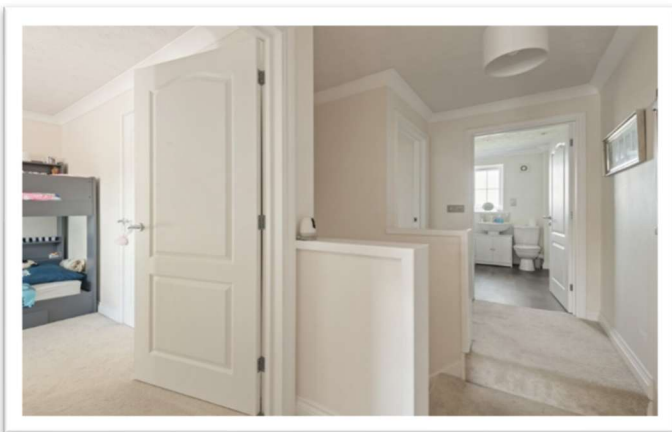
16'10" x 10'7" (5.1m x 3.2m)

Having window and glazed uPVC door to rear elevation, coved ceiling, radiator, wood effect flooring and television aerial connection point.



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FIRST FLOOR LANDING

Having coved ceiling and access to roof space.

BEDROOM ONE

12'6" x 11'3" (3.8m x 3.4m)

(max) Having window to front elevation, coved ceiling, radiator and built-in wardrobe.

BEDROOM TWO

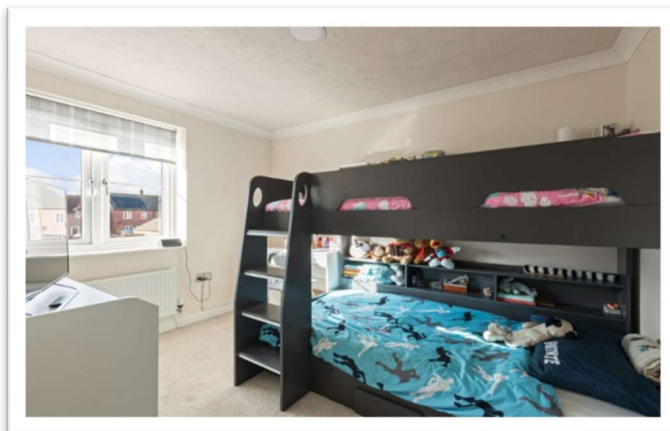
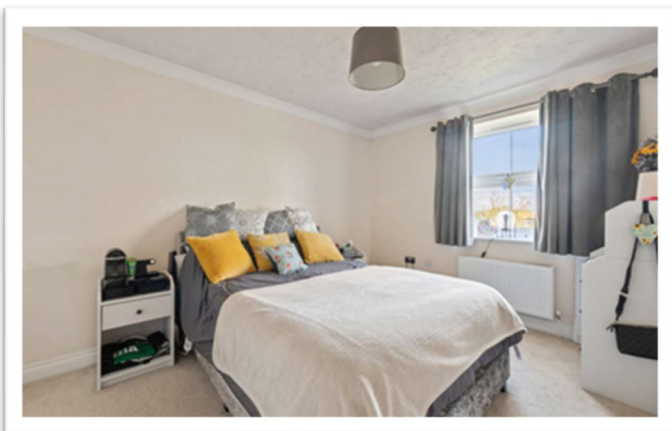
11'3" x 10'7" (3.4m x 3.2m)

Having window to rear elevation, coved ceiling, radiator and built-in wardrobe.

BEDROOM THREE

8'6" x 6'7" (2.6m x 2m)

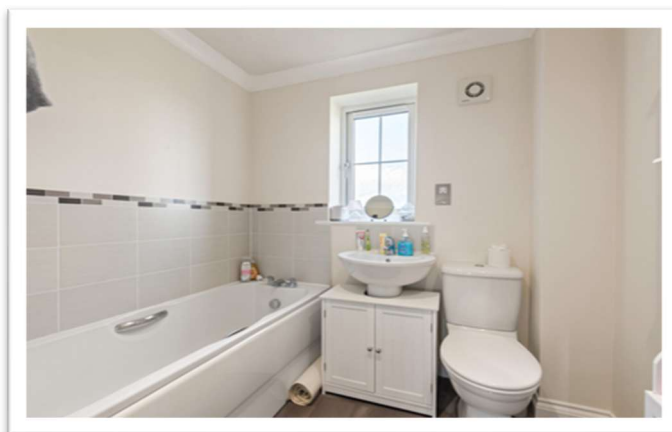
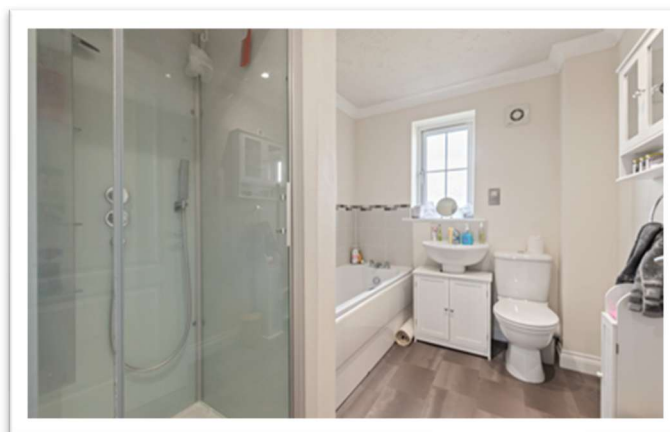
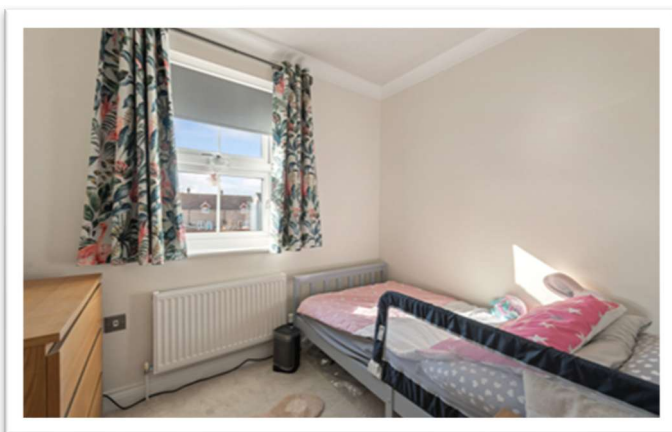
Having window to rear elevation, coved ceiling and radiator.



BATHROOM

Having window to front elevation, coved ceiling with inset ceiling spotlights, radiator, wood effect flooring and extractor. Fitted with a suite comprising: panelled bath with tiled splashback, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin with tiled splashback.

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EXTERIOR

To the front of the property there is a paved footpath with steps up to the front entrance door.

REAR GARDEN

Being enclosed by timber fencing and gravelled for ease of maintenance. Having a paved patio area, garden shed and a paved footpath to a rear entrance gate which gives access to a parking space.

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.

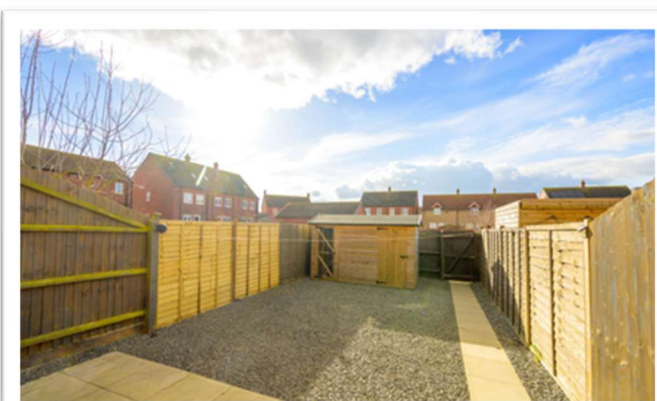
VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

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Floorplan

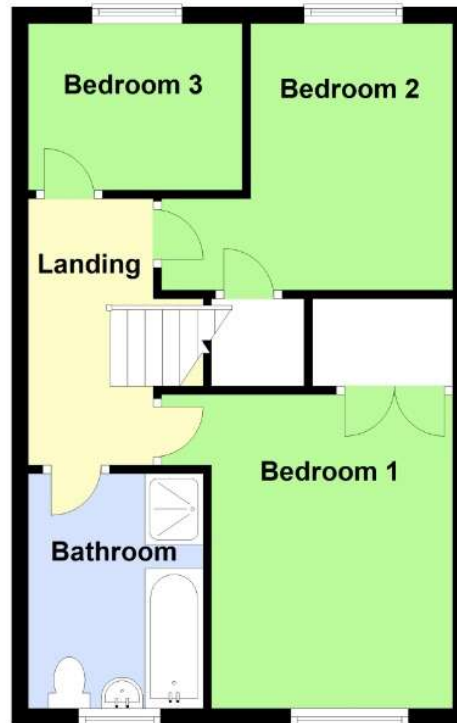
Ground Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



Total area: approx. 83.8 sq. metres (902.5 sq. feet)



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Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk