



38 Argyle Street, Boston, PE21 8PH

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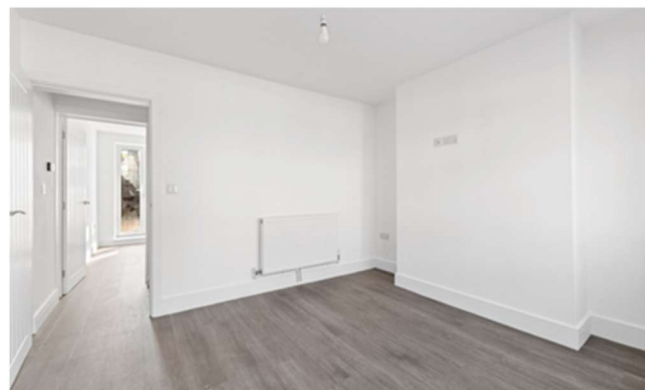
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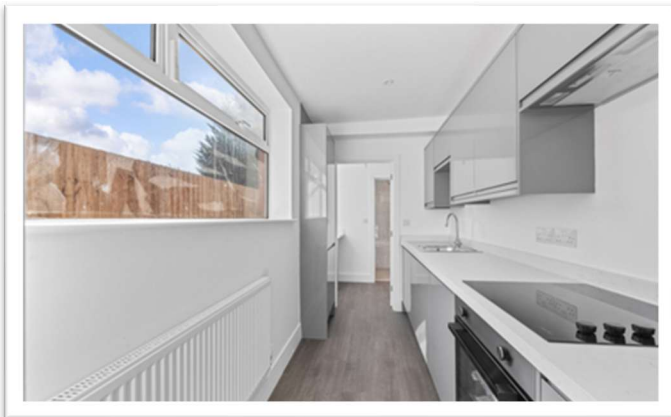
£129,950



Key Features

- End-terrace house
- Three bedrooms
- Lounge & dining room
- Kitchen & utility
- Enclosed low maintenance rear garden
- Close to town centre
- EPC rating TBC





A recently renovated end-terrace house within walking distance to Boston Town Centre. Having accommodation comprising: lounge, hall, dining room, fitted kitchen, utility and bathroom to ground floor. Three bedrooms to first floor. Outside the property has an enclosed low maintenance rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed front entrance door through to the:

LOUNGE

3.62m x 3.52m (11'11" x 11'6")

Having windows to front & side elevations, radiator and wood effect flooring.

HALL

Having wood effect flooring and staircase rising to first floor.

DINING ROOM

3.62m x 3.3m (11'11" x 10'10")

Having french doors to rear elevation, radiator, wood effect flooring and understairs storage cupboard.

KITCHEN

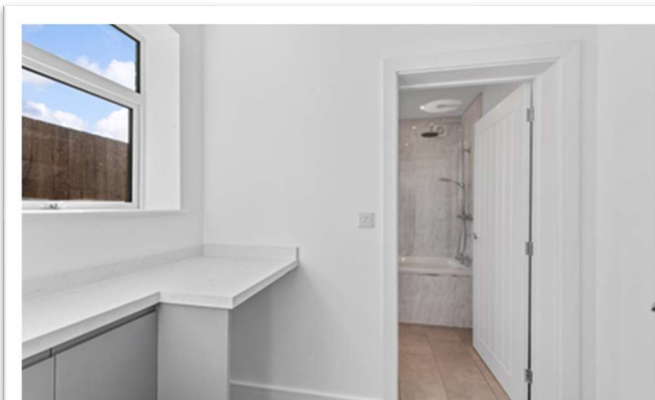
3.9m x 2.07m (12'10" x 6'10")

Having window to side elevation, inset ceiling spotlights, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: stainless steel sink with drainer & mixer tap and electric hob inset to work surface, integrated electric oven, cupboards & drawers under, cupboards & concealed cooker hood over.

UTILITY

2.07m x 1.44m (6'10" x 4'8")

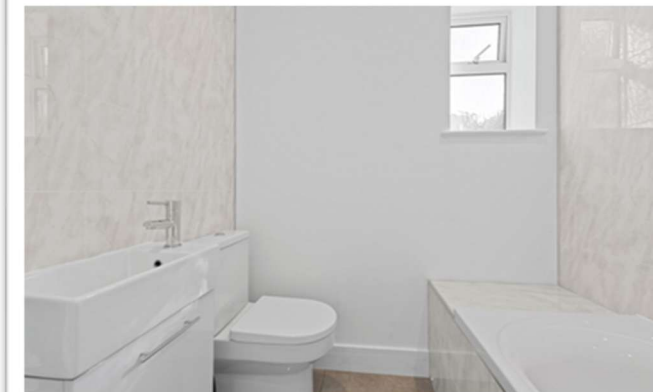
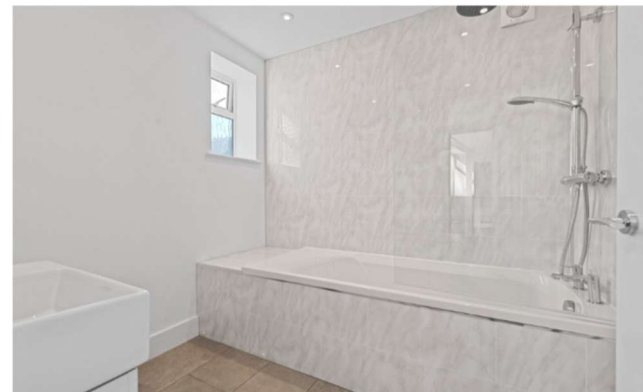
Having window to side elevation, wood effect flooring, work surface with cupboards and space & plumbing for automatic washing machine under.



BATHROOM

2.07m x 1.85m (6'10" x 6'1")

Having window to side elevation, inset ceiling spotlights, radiator, tiled splashbacks, tiled floor, extractor, panelled bath with shower fitting & anti-splash screen over, close coupled WC and hand basin with cupboard under.



FIRST FLOOR LANDING

BEDROOM ONE

3.62m x 3m (11'11" x 9'10")

Having window to front elevation and radiator.



BEDROOM TWO

3.3m x 2.46m (10'10" x 8'1")

Having window to rear elevation, radiator and built-in cupboard.



BEDROOM THREE

3.7m x 2m (12'1" x 6'7")

Having window to rear elevation and radiator.



EXTERIOR

To the front of the property there is a concrete area.

REAR GARDEN

Being enclosed and paved for ease of maintenance with a garden shed.

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.

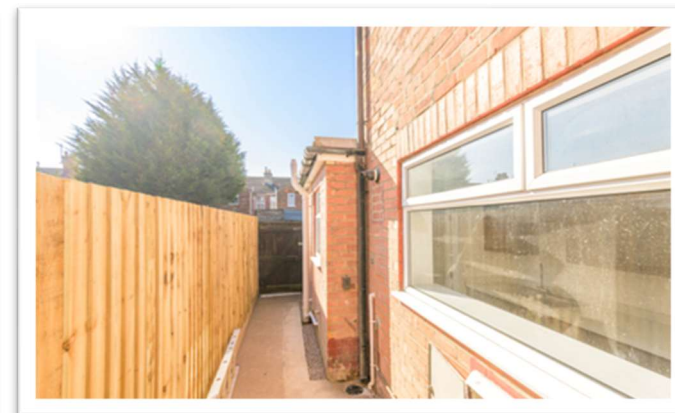
VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

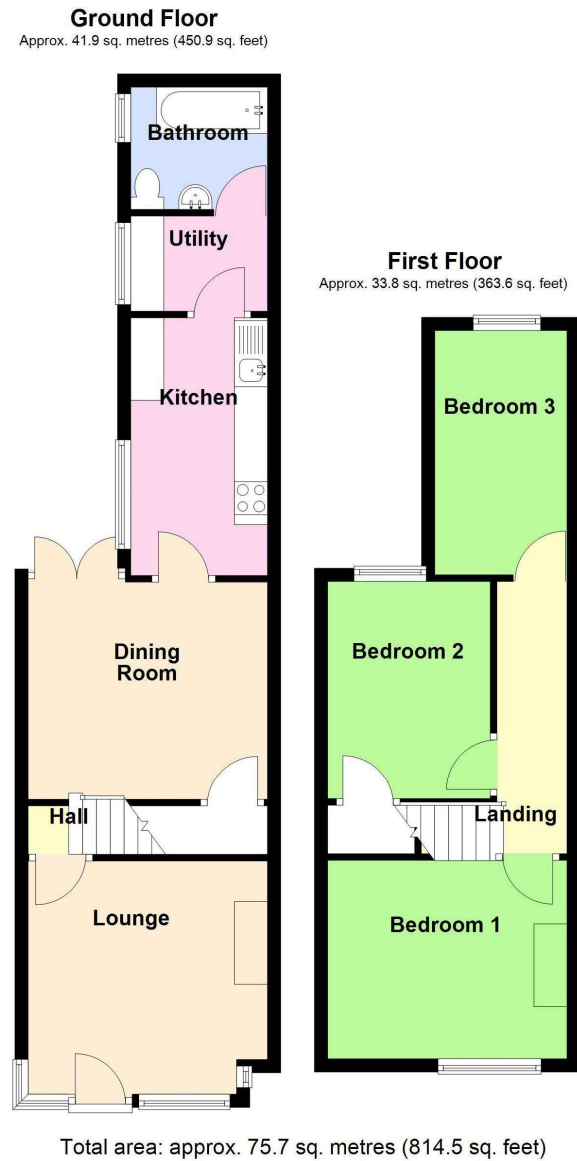
AGENT'S NOTES

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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



 **NEWTONFALLOWELL**

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