



31 Forbes Road, Boston, PE21 0NU



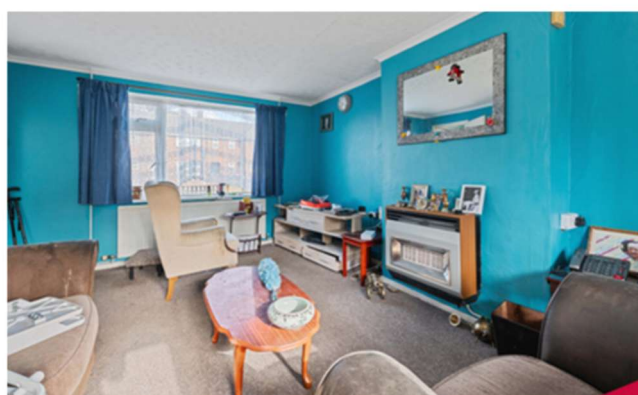
Freehold

£149,950



Key Features

- End terrace house
- Three bedrooms
- Lounge & dining kitchen
- Off-road parking to front
- Enclosed rear garden
- NO CHAIN
- EPC rating TBC





An end terrace house within walking distance to St Nicolas Primary School and about a mile away from Boston Town Centre. In need of a little updating and having accommodation comprising: entrance hall, cloakroom, lounge and dining kitchen to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a lawned front garden, off-road parking and an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN



ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator and staircase rising to first floor.

CLOAKROOM

Having window to front elevation and low level WC.

LOUNGE

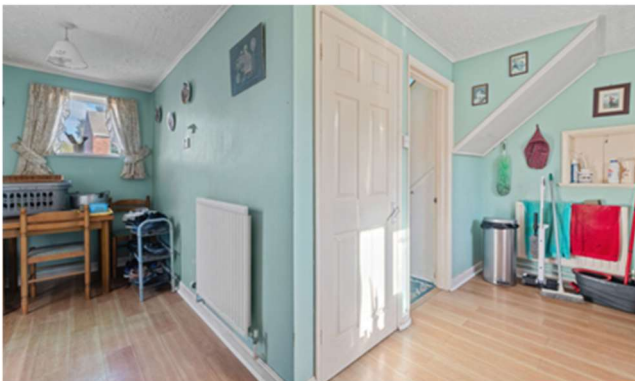
5.18m x 3.45m (17'0" x 11'4")

Having window to front elevation, french doors to rear elevation, coved ceiling, radiator and wall mounted gas fire.

DINING KITCHEN

5.11m x 4.65m (16'10" x 15'4")

(max L-shaped) Having windows to front side & rear elevations, part glazed door to side elevation, radiator, wood effect flooring and built-in cupboard. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: space for electric cooker, stainless steel sink with drainer inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under, cupboards, open-ended shelving & extractor over. Work surface return with cupboard, space for tumble dryer & fridge under, cupboards & open-ended shelving over, space for upright fridge/freezer to side.



FIRST FLOOR LANDING

Having window to rear elevation.

BEDROOM ONE

3.12m x 3m (10'2" x 9'10")

Having window to front elevation and radiator.

BEDROOM TWO

3.61m x 2.62m (11'10" x 8'7")

Having window to front elevation and radiator.

BEDROOM THREE

2.74m x 2.26m (9'0" x 7'5")

Having window to rear elevation and radiator.

BATHROOM

Having window to rear elevation, radiator, built-in cupboard, panelled bath with electric shower fitting over and pedestal hand basin.



EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. A paved area provides off-road parking and there is gated access to the:

REAR GARDEN

Being enclosed and majority laid to lawn with a concrete patio area & footpath, garden shed and greenhouse.

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.

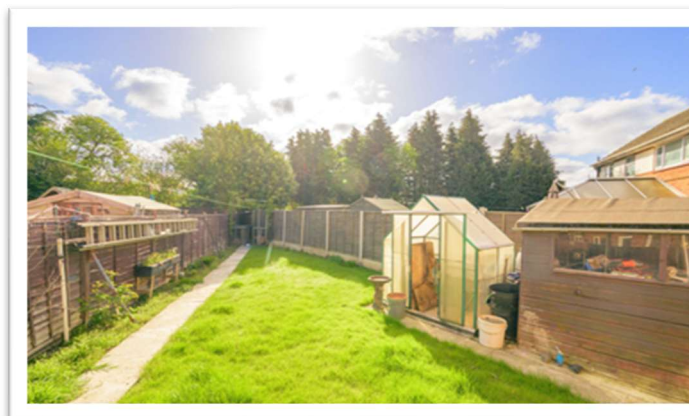
VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

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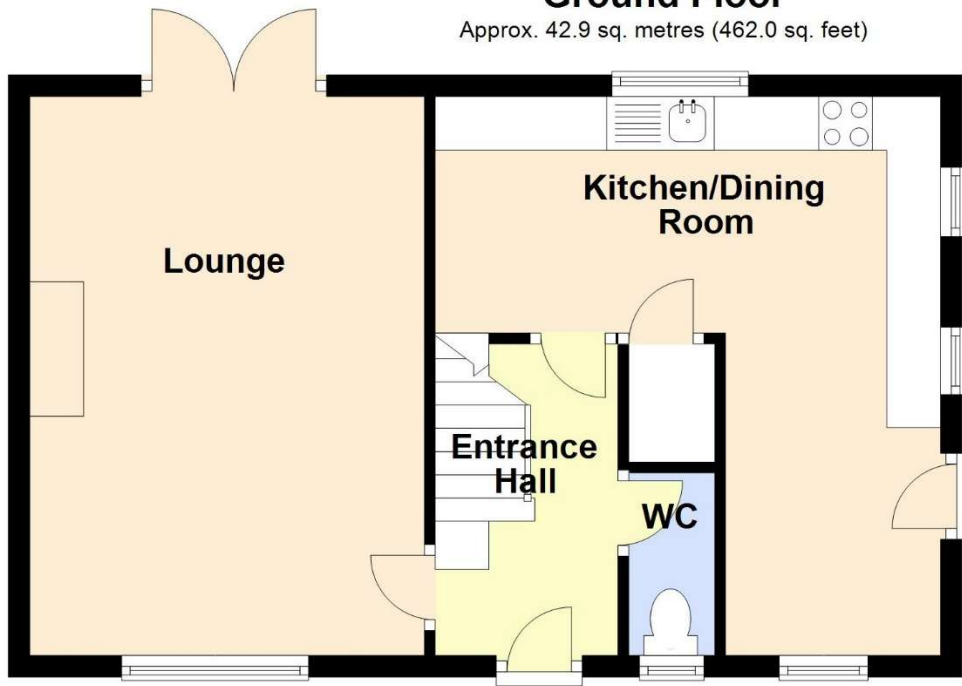
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



Floorplan

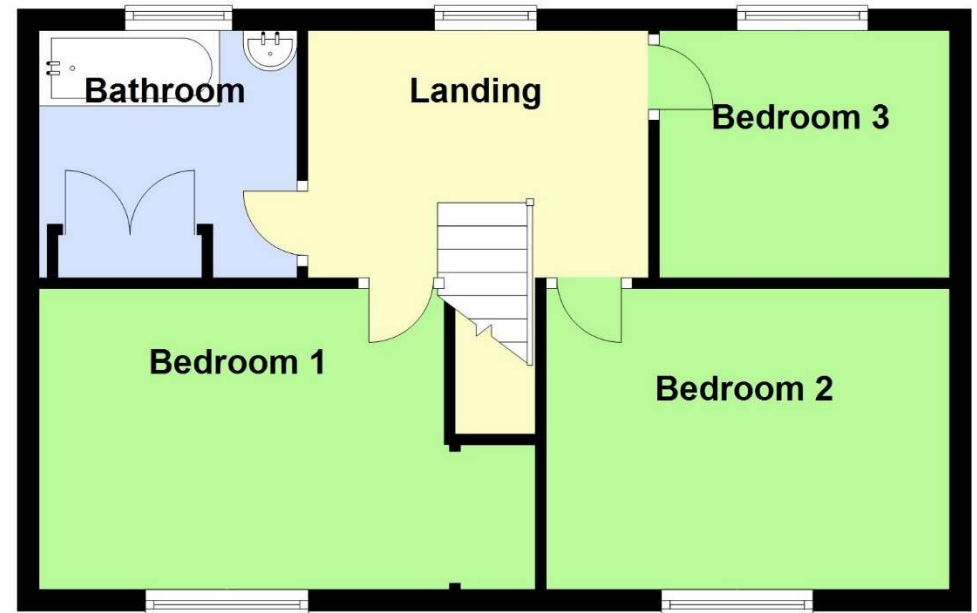
Ground Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



First Floor

Approx. 44.0 sq. metres (474.1 sq. feet)



Total area: approx. 87.0 sq. metres (936.1 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk