



24 Solway Avenue, Wyberton, Boston, PE21 7HR





Freehold

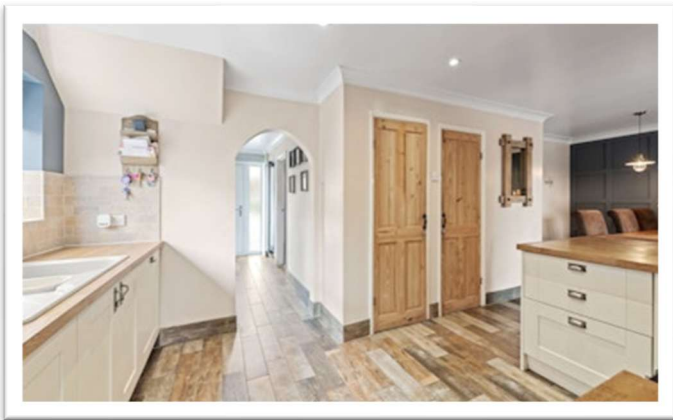
£220,000



## Key Features

- Semi-detached house
- Three bedrooms
- Dining kitchen & utility
- Two shower rooms
- Off-road parking to front
- Enclosed rear garden
- Workshop & bar/games room
- EPC rating TBC





A semi-detached house on a good sized plot on the outskirts of town. Having well presented accommodation comprising: entrance hall, lounge, dining kitchen, utility and shower room to ground floor. Three bedrooms and shower room to first floor. Outside the property has off-road parking to the front and an enclosed rear garden with workshop & bar/games room. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed entrance door with side screens through to the:

#### ENTRANCE HALL

Having coved ceiling, radiator, tiled floor, smoke alarm, staircase rising to first floor and understairs storage cupboard.

#### LOUNGE

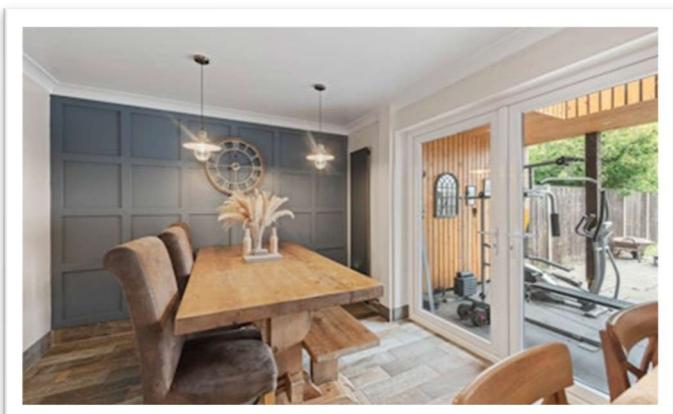
3.6m x 4.81m (11'10" x 15'10")

(max into bay) Having bay window to front elevation coved ceiling with moulded ceiling rose, radiator, television aerial connection point and tiled fireplace with wooden mantle over.

#### DINING KITCHEN

3.03m x 6.99m (9'11" x 22'11")

Having window to side elevation, french doors to rear elevation, coved ceiling, radiator, continuation of tiled floor and two built-in cupboards. Fitted with a range of units with solid oak work surfaces & tiled splashbacks comprising: 1 1/4 composite sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under. Further work surface with cupboards & drawers under, breakfast bar to one side and space for range style gas cooker.





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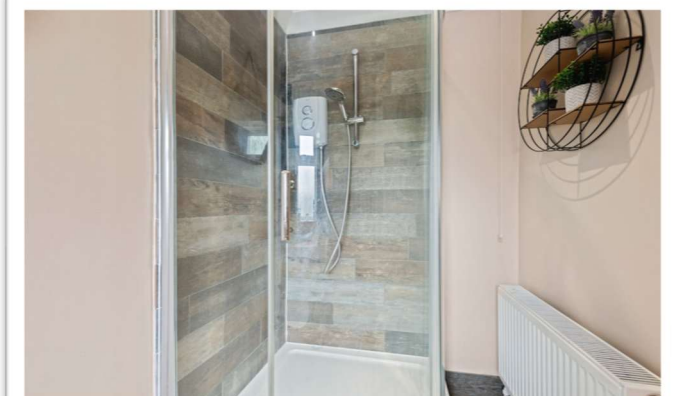


#### UTILITY

Having window & part glazed door to side elevation, coved ceiling, radiator, tiled floor, solid oak work surface with cupboard under, larder style unit to side, space & plumbing for automatic washing machine & dryer, space for upright fridge/freezer to one side.

#### SHOWER ROOM

Having window to rear elevation, coved ceiling, radiator, tiled floor and extractor. Fitted with a suite comprising: shower enclosure with electric shower fitting, counter basin on vanity unit with cupboard under and WC with concealed cistern.



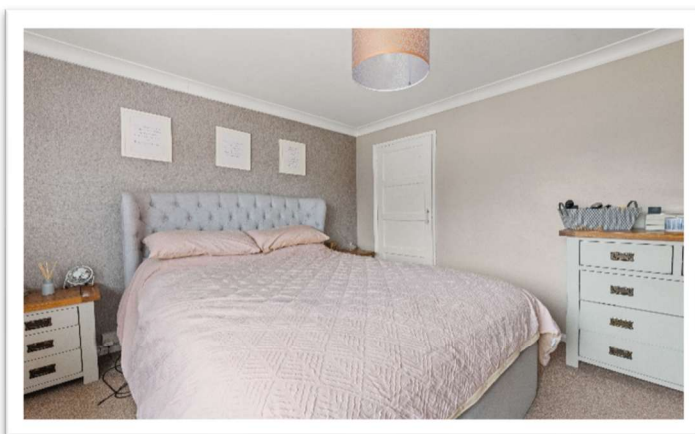
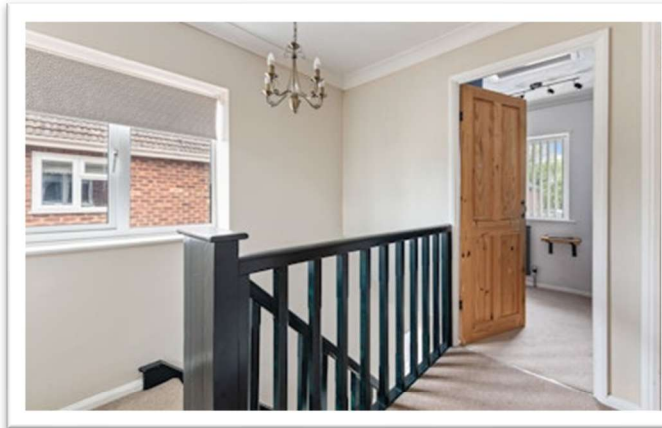
### FIRST FLOOR LANDING

Having window to side elevation, coved ceiling and smoke alarm.

### BEDROOM ONE

3.26m x 3.62m (10'8" x 11'11")

(entrance in addition) Having window to front elevation, coved ceiling, radiator and built-in cupboard.





### BEDROOM TWO

2.45m x 4.83m (8'0" x 15'10")

(max) Having window to rear elevation, radiator, built-in cupboard, fitted wardrobes & drawers and gas fired combination boiler providing for both domestic hot water & heating.

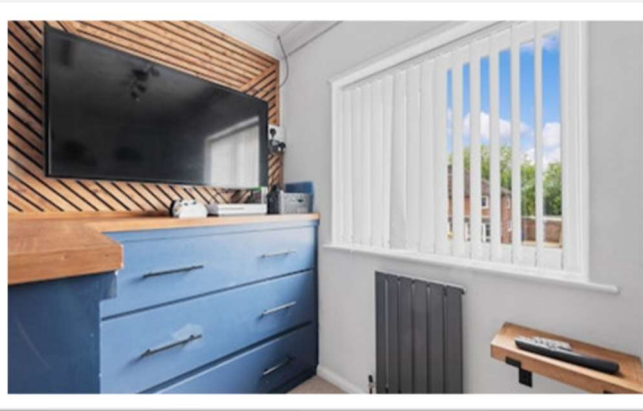
### BEDROOM THREE

2.04m x 3.26m (6'8" x 10'8")

(max) Having window to front elevation, coved ceiling, radiator and fitted drawers & shelving.

### SHOWER ROOM

Having window to rear elevation, heated towel rail, half tiled walls and extractor. Fitted with a suite comprising: fully tiled walk-in shower enclosure with mixer shower fitting, counter basin on vanity unit with cupboard under & WC with concealed cistern.





### EXTERIOR

To the front of the property there is a driveway which provides off-road parking.

Gated access to the:

### REAR GARDEN

Being enclosed and majority laid to lawn with a large part covered paved patio, outside tap, outside lighting and power points.

At the end of the garden there is a large decked area which gives access to the:

### WORKSHOP

3.89m x 4.56m (12'10" x 15'0")

(max) Having part glazed entrance door, window to front, part glazed door to rear, work benches, light and power.

### BAR/GAMES ROOM

5.27m x 5.01m (17'4" x 16'5")

(max) Having french doors, electric radiator, bar area, seating with storage under, light and power.

### THE PLOT

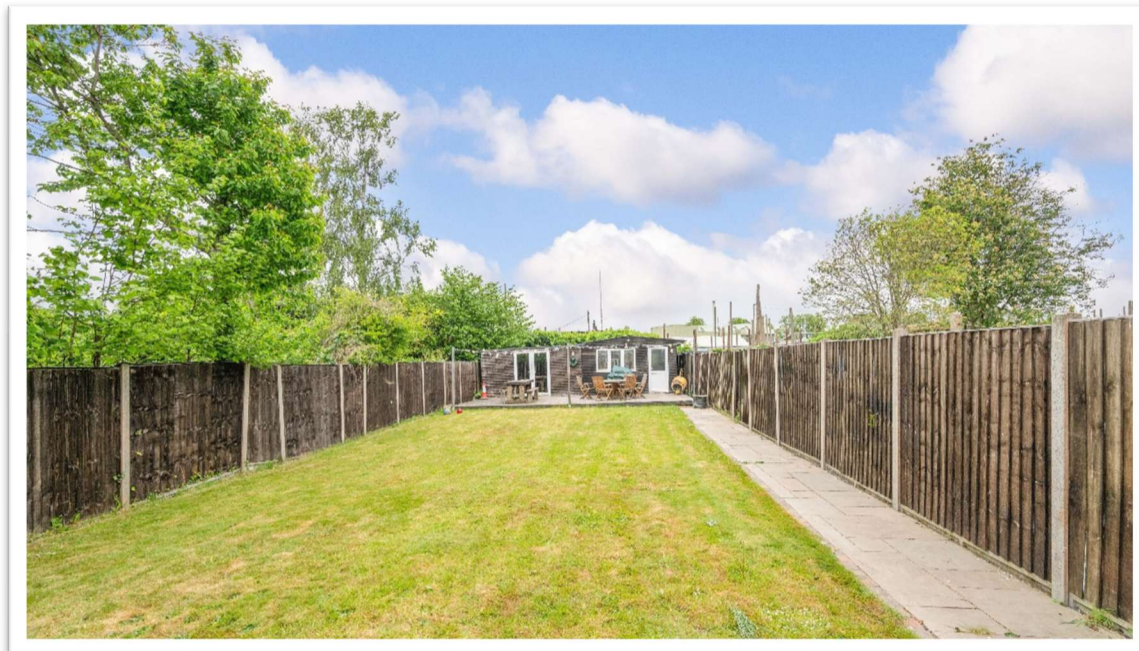
The property occupies a plot of approximately 0.13 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

### SERVICES

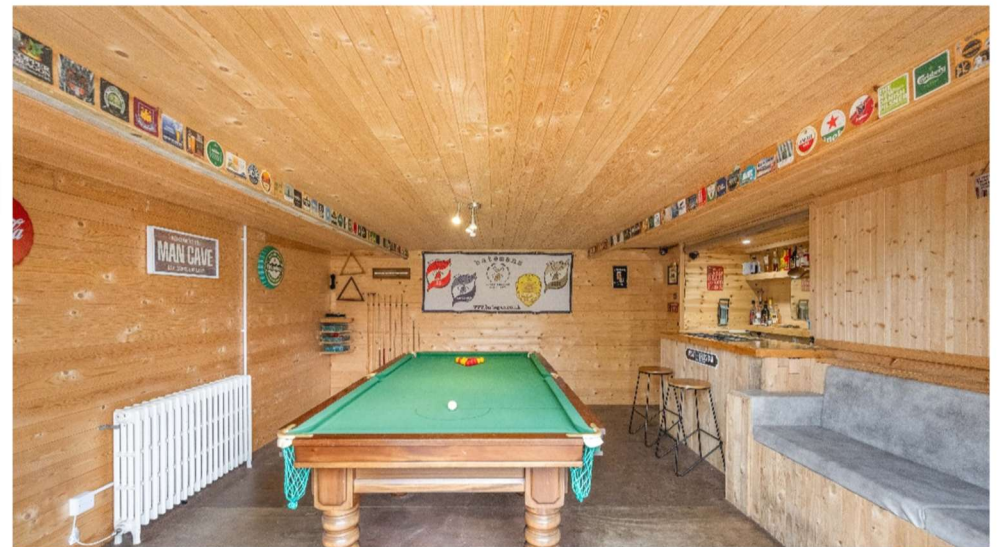
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band B.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



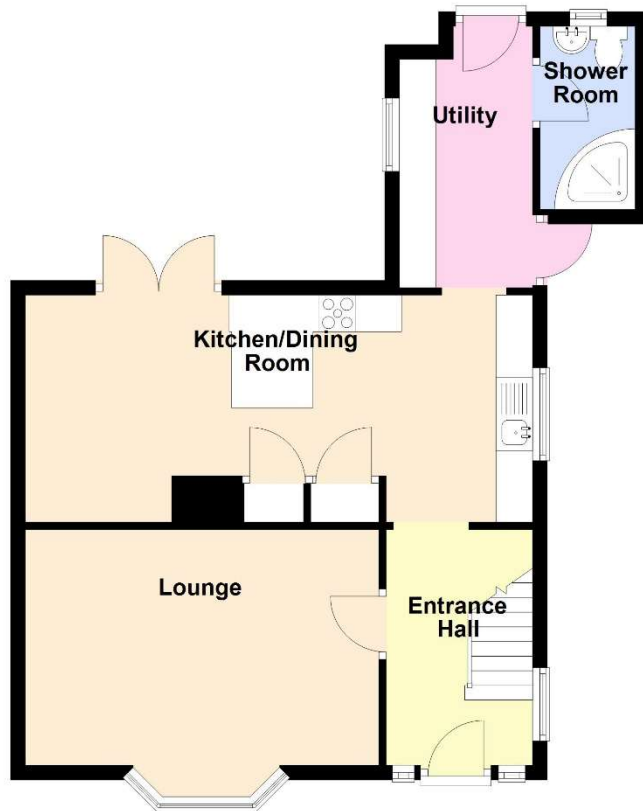






# Floorplan

**Ground Floor**  
 x. 54.6 sq. metres (587.7 sq. feet)



**First Floor**  
 Approx. 44.5 sq. metres (478.9 sq. feet)



Total area: approx. 99.1 sq. metres (1066.6 sq. feet)



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## AGENT'S NOTES

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