



5 Browns Road, Boston, PE21 9BZ

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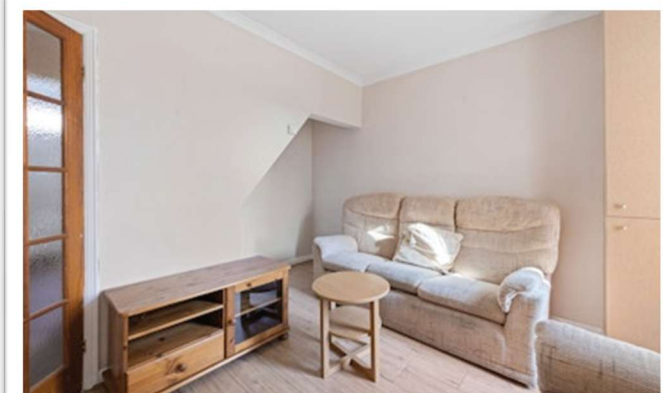
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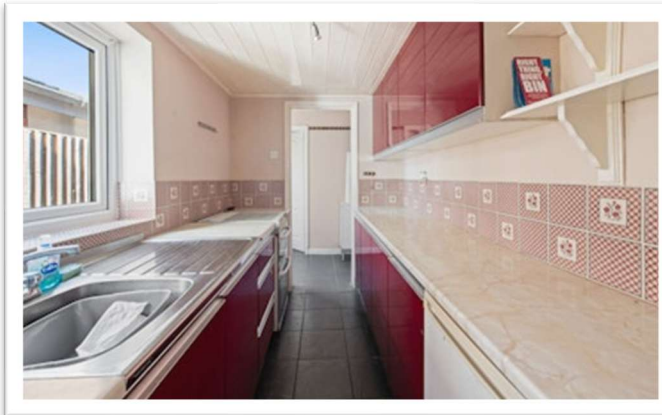
£109,950



## Key Features

- Mid terrace house
- Three bedrooms
- Lounge & dining room
- Kitchen & bathroom
- Enclosed rear garden
- Gas central heating & double glazing
- NO CHAIN
- EPC rating C





A terrace house in a convenient location within walking distance to Boston town centre. Having accommodation comprising: lounge, hall, dining room, kitchen, rear entrance and bathroom to ground floor. Three bedrooms to first floor. Outside the property has 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:

#### LOUNGE

3.4m x 3.05m (11'2" x 10'0")

Having window to front elevation, coved ceiling, wall light points, decorative fireplace with built-in cupboard to side.

#### HALL

Having staircase rising to first floor.

#### DINING ROOM

3.4m x 2.98m (11'2" x 9'10")

Having window to rear elevation, coved ceiling, radiator, wood effect flooring and built-in cupboard. Opening to the:

#### KITCHEN

3.17m x 1.78m (10'5" x 5'10")

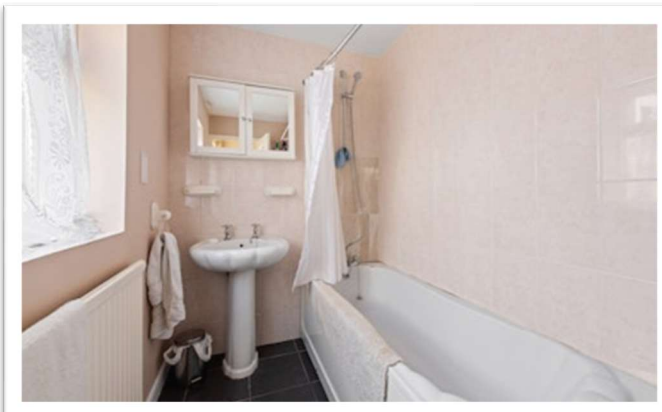
Having window to side elevation and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & space for gas cooker, cupboards, drawers, space & plumbing for automatic washing machine under. Further work surface with cupboards & space for fridge under, cupboards over.

#### REAR ENTRANCE

Having part glazed door to side elevation, radiator and tiled floor.

#### BATHROOM

Having window to side elevation, radiator, tiled floor, tiled splashbacks, panelled bath, close coupled WC and pedestal hand basin.





## FIRST FLOOR LANDING

### BEDROOM ONE

3.4m x 3.05m (11'2" x 10'0")

Having window to front elevation, radiator and cast iron fireplace.

### BEDROOM TWO

3.4m x 3.02m (11'2" x 9'11")

Having window to rear elevation and radiator. Door to:

### BEDROOM THREE

3.13m x 1.84m (10'4" x 6'0")

Having window to rear elevation and radiator.



### EXTERIOR

To the rear of the property there is an enclosed garden with gated access to the far rear, laid to lawn with borders and concrete footpath.

### 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

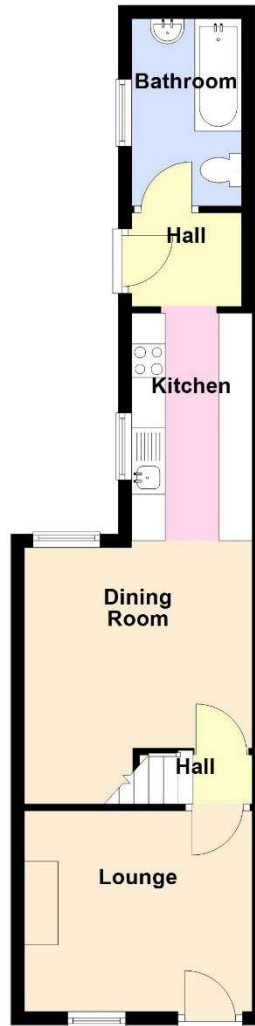
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## Floorplan

**Ground Floor**  
Approx. 37.1 sq. metres (399.3 sq. feet)



**First Floor**  
Approx. 28.7 sq. metres (309.2 sq. feet)



Total area: approx. 65.8 sq. metres (708.6 sq. feet)



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