



13 Granville Street, Boston, PE21 8PG

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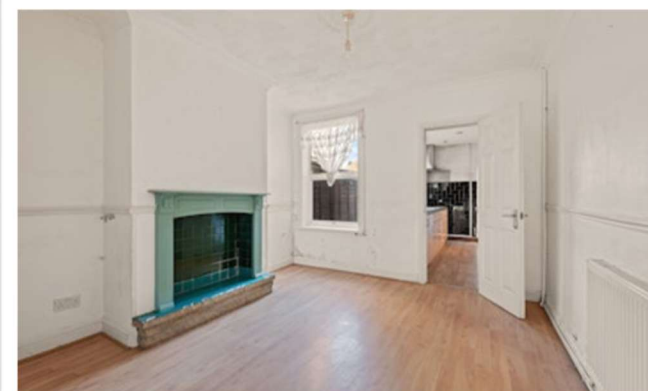
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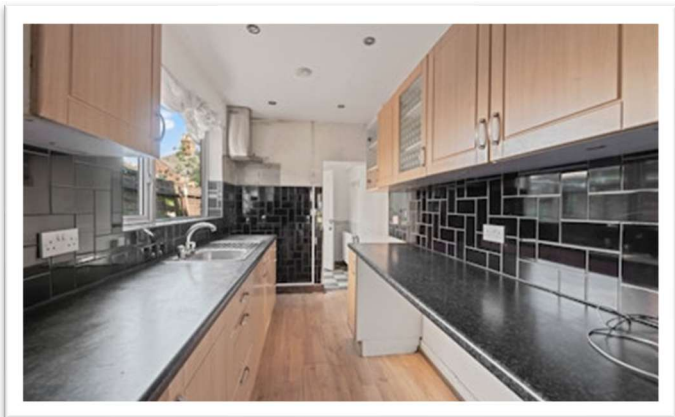
£104,950



## Key Features

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





A mid terrace house in a popular residential location. Having accommodation comprising: entrance lobby, lounge, dining room, kitchen, rear entrance and bathroom to ground floor. Three bedrooms to first floor. Outside the property has an enclosed courtyard and rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

#### ACCOMMODATION

Part glazed front entrance door with side screen through to the:

#### ENTRANCE LOBBY

With small pane glazed door to the:

#### LOUNGE

3.96m x 3.35m (13'0" x 11'0")

Having window to front elevation, coved & textured ceiling, radiator, laminate flooring, dado rail and brick built fireplace with quarry tiled hearth and plinth to side.

#### DINING ROOM

3.76m x 3.35m (12'4" x 11'0")

Having window to rear elevation, coved & textured ceiling, radiator, laminate flooring, dado rail, fireplace with tiled back, staircase rising to first floor and understairs storage cupboard.



#### KITCHEN

3.66m x 1.9m (12'0" x 6'2")

Having window to side elevation, inset ceiling spotlights and laminate flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards & drawers under, cupboard over. Space for electric cooker to side with cooker hood over. Further work surface with cupboard & appliance spaces under, cupboards over. Opening to the:

#### REAR ENTRANCE

Having window & part glazed door to side elevation, radiator, wood panelling to dado height and tile effect flooring.

#### BATHROOM

2.21m x 1.78m (7'4" x 5'10")

Having window to side elevation, radiator, part tiled walls, vinyl flooring and extractor. Fitted with a suite comprising: panelled bath with shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.





## FIRST FLOOR LANDING

### BEDROOM ONE

3.35m x 3m (11'0" x 9'10")

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

### BEDROOM TWO

3.66m x 3.35m (12'0" x 11'0")

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

### BEDROOM THREE

3.61m x 1.9m (11'10" x 6'2")

Having window to rear elevation and radiator.



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### EXTERIOR

To the front of the property there is a small enclosed garden.

### REAR GARDEN

To the rear of the property there is an enclosed courtyard with a gate leading to an enclosed garden which is concreted for ease of maintenance.

### 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

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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. 47.2 sq. metres (508.3 sq. feet)



**First Floor**  
Approx. 36.2 sq. metres (389.9 sq. feet)



Total area: approx. 83.4 sq. metres (898.2 sq. feet)



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