



12 Bayswood Avenue, Boston, PE21 7RT



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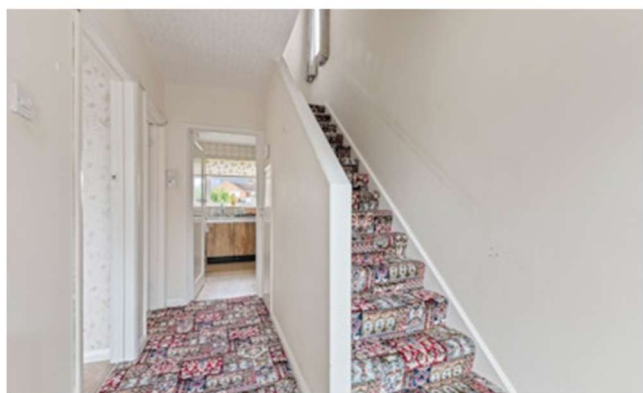
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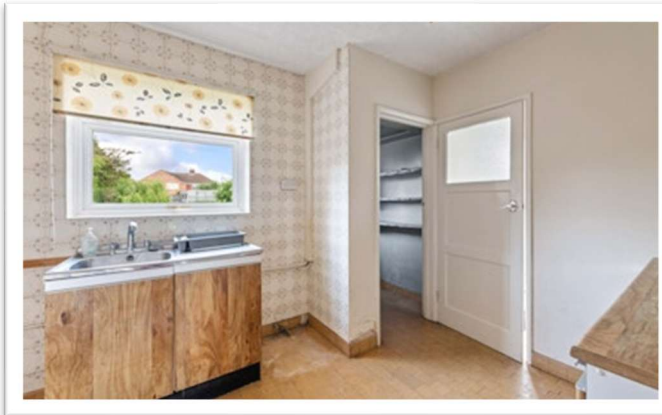
OIRO £160,000



Key Features

- Semi-detached house
- Three bedrooms
- Lounge & dining room
- Driveway & garage
- Good sized enclosed rear garden
- Gas central heating
- NO CHAIN
- EPC rating TBC





A semi-detached house in a popular residential location on the outskirts of town with easy access to the A16. In need of a little updating and having accommodation comprising: entrance hall, lounge, dining room, kitchen, rear entrance lobby and WC to ground floor. Three bedrooms and shower room to first floor. Outside the property has a driveway providing off-road parking, a garage and a good sized enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

ACCOMMODATION

Porch recess with part glazed front entrance door & windows to either side through to the:

ENTRANCE HALL

Having radiator, smoke alarm, understairs storage cupboard, alarm control panel and staircase rising to first floor.

LOUNGE

4.17m x 3.5m (13'8" x 11'6")

(max) Having bay window to front elevation, radiator and tiled fireplace.

DINING ROOM

3.81m x 3.24m (12'6" x 10'7")

Having sliding doors to rear elevation, coved ceiling, radiator, television aerial connection point and electric fire.

KITCHEN

2.8m x 2.77m (9'2" x 9'1")

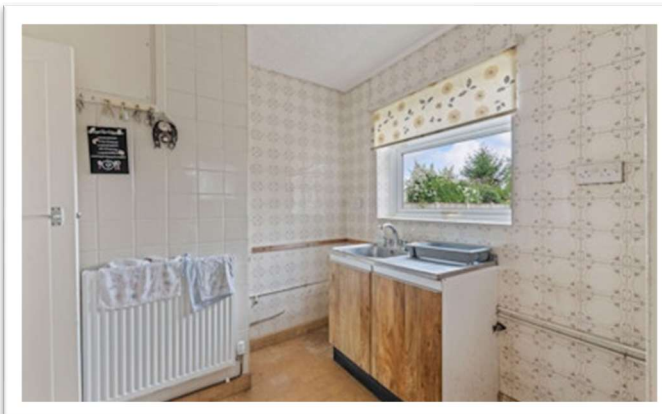
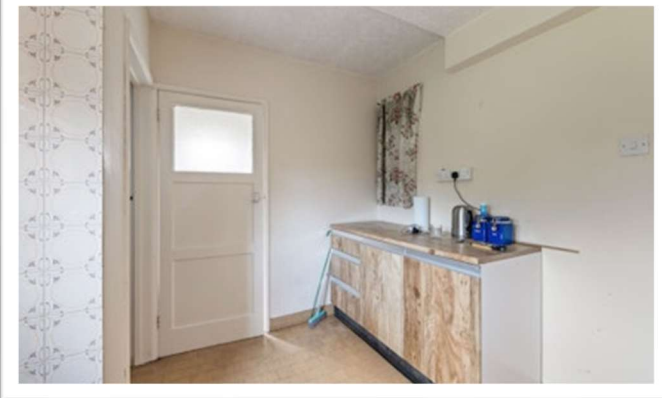
Having window to rear elevation, radiator, tiled floor and walk-in pantry with window to side elevation. Base unit with inset stainless steel sink & drainer with mixer tap, cupboard under and work surface with cupboards & drawers under.

REAR ENTRANCE LOBBY

Having part glazed window to side elevation and store off.

WC

Having window to side elevation and low level WC



FIRST FLOOR LANDING

Having window to side elevation, smoke alarm, access to roof space and airing cupboard housing gas fired combination boiler.

BEDROOM ONE

3.97m x 3.22m (13'0" x 10'7")

Having window to front elevation and radiator.

BEDROOM TWO

3.37m x 3.24m (11'1" x 10'7")

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

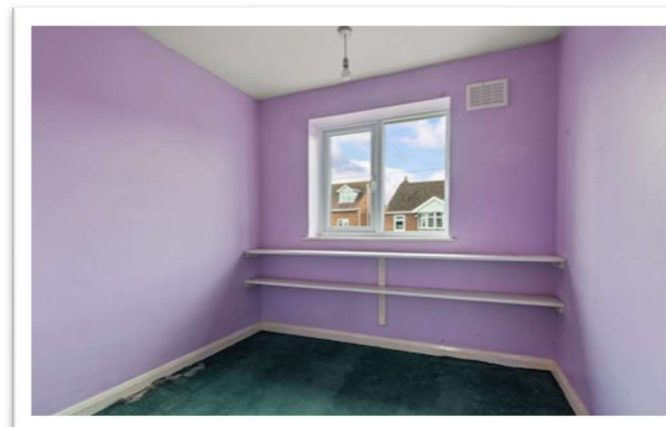
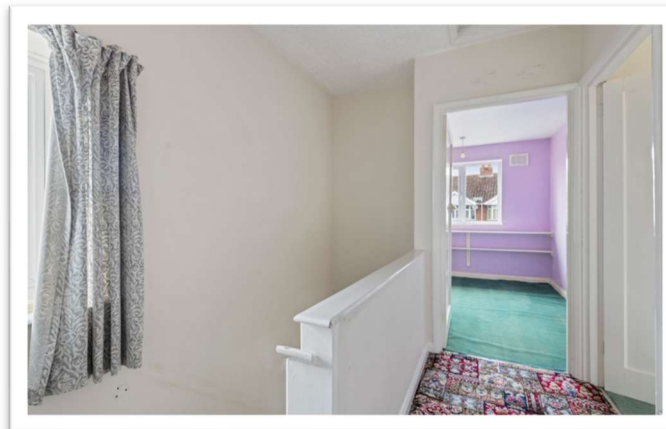
BEDROOM THREE

3.03m x 2.29m (9'11" x 7'6")

Having window to front elevation and radiator.

SHOWER ROOM

Having window to rear elevation, heated towel rail, tiled walls, shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a lawned garden. A block paved driveway provides off-road parking and leads to the:

GARAGE

Having up-and-over door, light and power.

REAR GARDEN

Being enclosed and laid to lawn with a block paved patio, two garden sheds and greenhouse.

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.

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

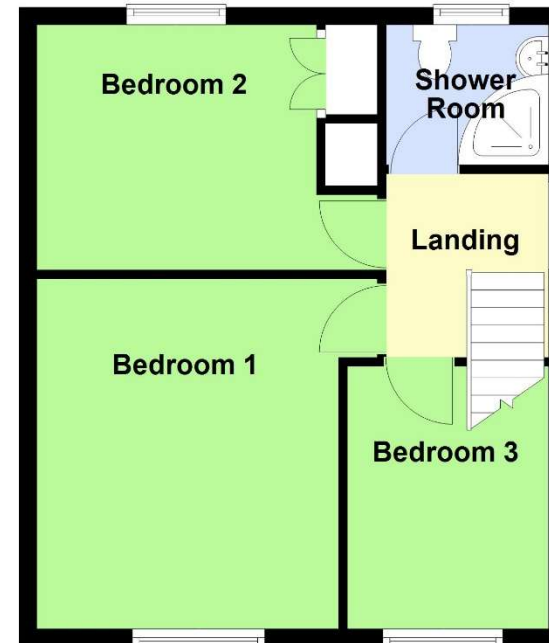
Ground Floor

Approx. 59.9 sq. metres (645.1 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



Total area: approx. 100.3 sq. metres (1079.6 sq. feet)



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