



5 Fydell Court, Boston, PE21 8QB



Freehold

£135,000



Key Features

- Semi-detached house
- Two bedrooms
- Kitchen & lounge/diner
- Bathroom
- Off-road parking to front
- Enclosed rear garden
- Gas central heating & double glazing
- NO CHAIN - EPC rating TBC





A semi-detached house within walking distance to Boston town centre. Having accommodation comprising: kitchen, cloakroom and lounge/diner to ground floor. Two bedrooms and bathroom to first floor. Outside the property has off-road parking to the front and an enclosed garden to the rear. The property benefits from gas central heating and double glazing. NO CHAIN

ACCOMMODATION

Part glazed front entrance door through to the:

CLOAKROOM

Having radiator, close coupled WC and wall mounted hand basin with tiled splashback.



KITCHEN

3.25m x 3m (10'8" x 9'10")

Having window to front elevation, radiator and tile effect vinyl flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards, drawer, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, integrated electric oven, appliance space, cupboards & drawers under, cupboards & concealed extractor over, tall larder style unit to one side. Opening to the lounge/diner and door to the:

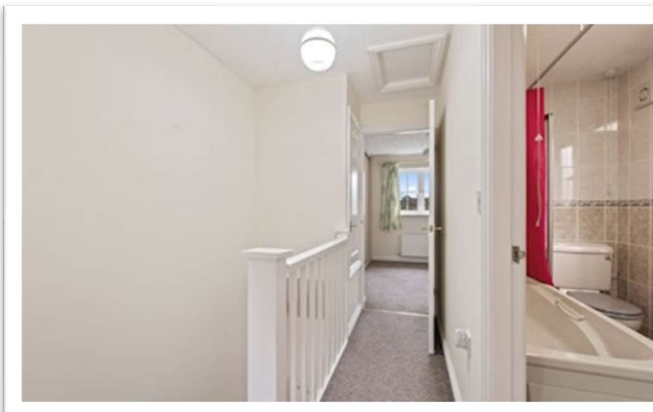
LOUNGE/DINER

4.97m x 3.23m (16'4" x 10'7")

Having sliding doors to rear elevation & garden, coved ceiling, two radiators, smoke alarm, television & telephone connection points and staircase rising to first floor.

FIRST FLOOR LANDING

Having smoke alarm, access to roof space and cupboard housing gas fired combination boiler providing for both domestic hot water & heating.



BEDROOM ONE

2.86m x 2.64m (9'5" x 8'8")

(wardrobes in addition) Having window to rear elevation, radiator and built-in wardrobes to one wall with sliding doors.

BEDROOM TWO

2.62m x 2.28m (8'7" x 7'6")

(wardrobes in addition) Having window to front elevation, radiator and built-in wardrobes to one wall with sliding doors.

BATHROOM

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



EXTERIOR

To the front of the property there is a block paved driveway which provides off-road parking. Gated access to the:

REAR GARDEN

Being enclosed and gravelled for ease of maintenance with a paved patio and garden shed to side.

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 A.

VIEWING

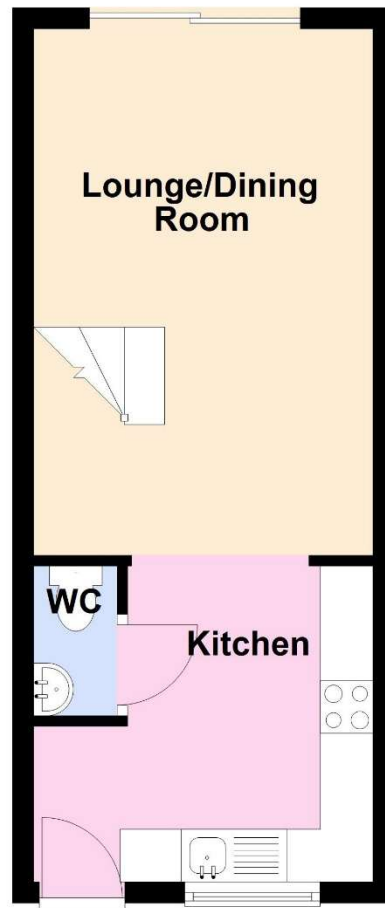
By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan

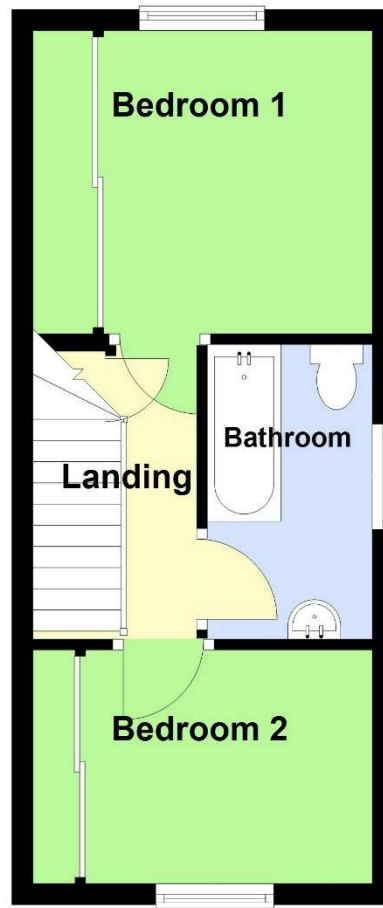
Ground Floor

Approx. 28.8 sq. metres (309.5 sq. feet)



First Floor

Approx. 26.6 sq. metres (286.0 sq. feet)



Total area: approx. 55.3 sq. metres (595.6 sq. feet)



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