



7 Browns Road, Boston, PE21 9BZ

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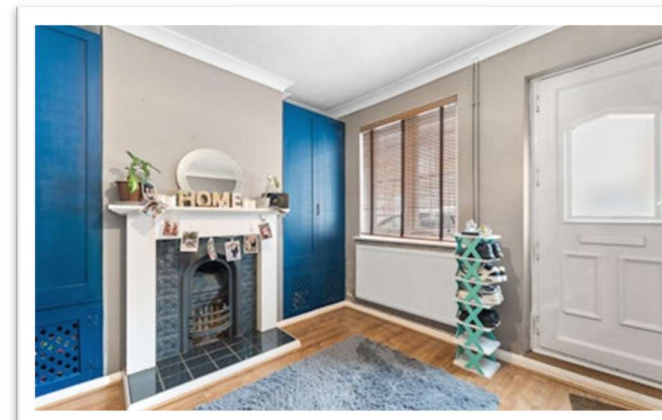
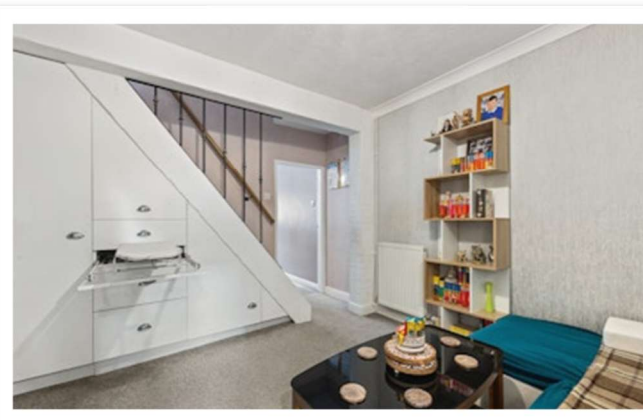
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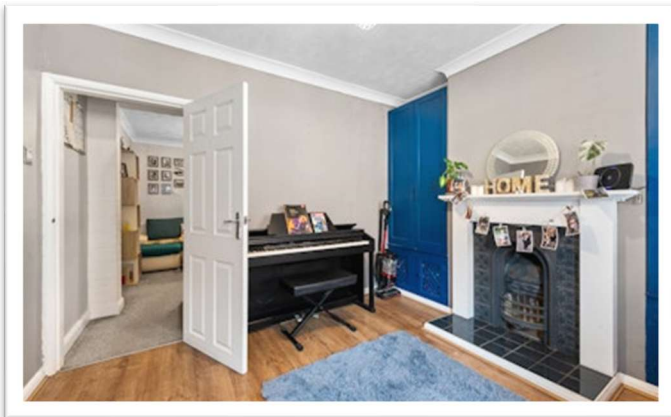
£125,000



Key Features

- Mid terrace house
- Three bedrooms
- Lounge & dining room
- Kitchen & bathroom
- Enclosed rear garden
- Gas central heating
- Double glazing
- EPC rating C





A terrace house in a convenient location within walking distance to Boston town centre. Having accommodation comprising: lounge, 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.

ACCOMMODATION

Part glazed front entrance door through to the:

LOUNGE

2.77m x 3.35m (9'1" x 11'0")

Having window to front elevation, coved ceiling, radiator, wood effect flooring, built-in cupboards to either side of fireplace with tiled hearth & back, cast iron insert and surround.

DINING ROOM

3.96m x 3.38m (13'0" x 11'1")

Having coved ceiling, radiator and staircase rising to first floor with fitted cupboards and drawers under.

KITCHEN

3.04m x 3.04m (10'0" x 10'0")

Having window to rear elevation, part glazed door to side elevation and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks incorporating: 1 1/4 bowl stainless steel sink with drainer & mixer tap, gas cooker, space & plumbing for automatic washing machine, space for upright fridge/freezer.

BATHROOM

Having window to rear elevation, coved ceiling, tiled floor, tiled walls, panelled bath with shower fitting & anti-splash screen over, close coupled WC and hand basin with cupboard under.

FIRST FLOOR LANDING

BEDROOM ONE

3.35m x 2.77m (11'0" x 9'1")

Having window to front elevation, coved ceiling and radiator.

BEDROOM TWO

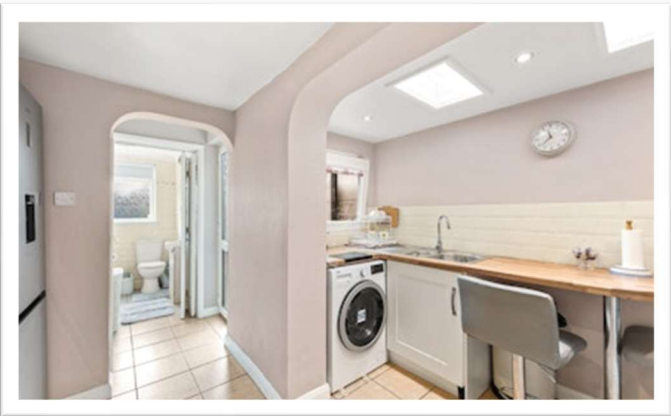
3.35m x 2.74m (11'0" x 9'0")

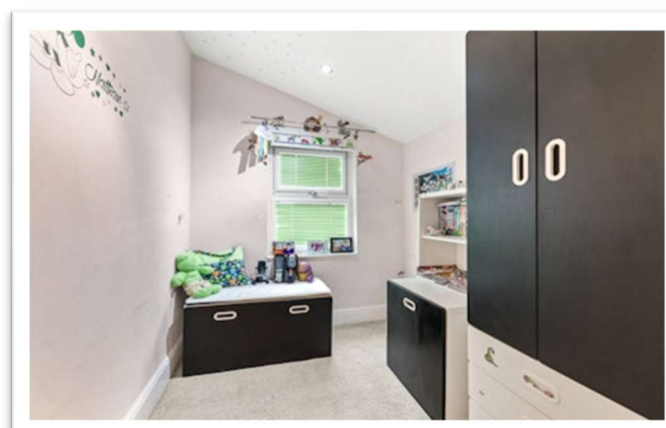
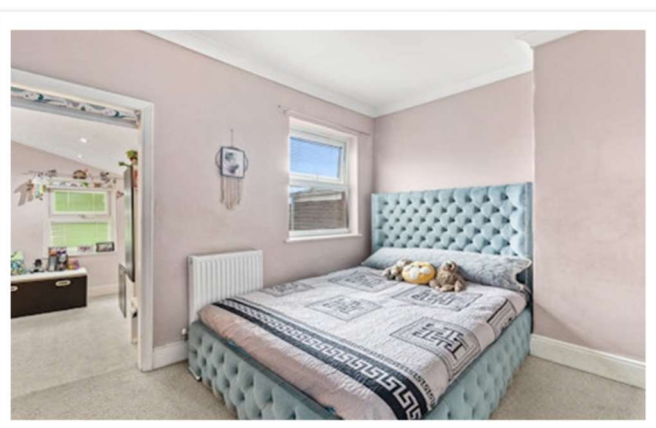
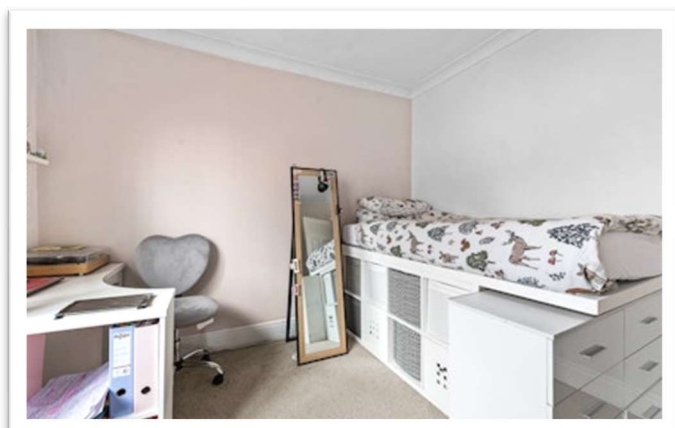
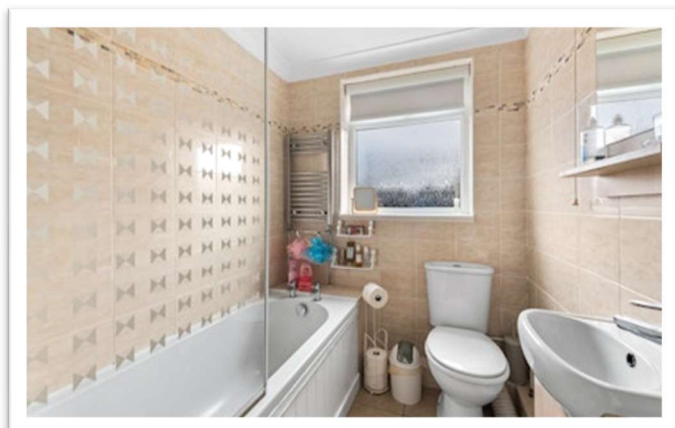
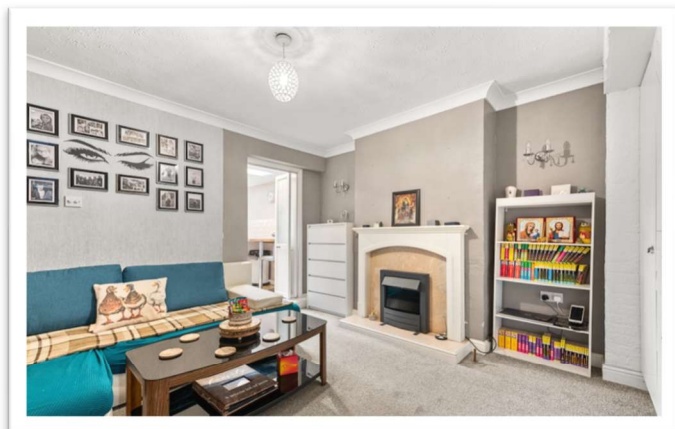
Having window to rear elevation, coved ceiling and radiator. Opening to:

BEDROOM THREE

3.04m x 1.82m (10'0" x 6'0")

Having window to rear elevation.





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.

AGENTS NOTES

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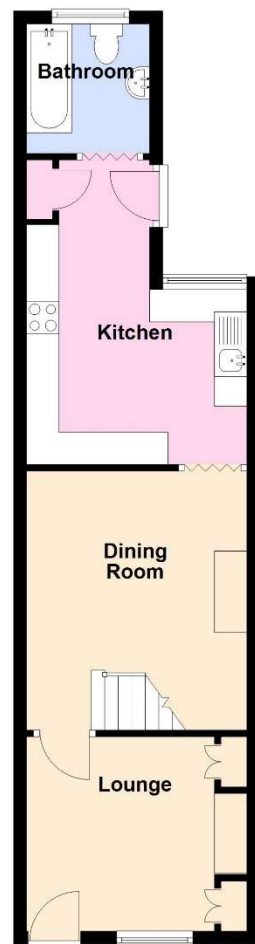
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Floorplan

Ground Floor
Approx. 41.5 sq. metres (446.2 sq. feet)



First Floor
Approx. 30.2 sq. metres (325.5 sq. feet)



Total area: approx. 71.7 sq. metres (771.6 sq. feet)



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