



21 Eton Way, Boston, PE21 7BF



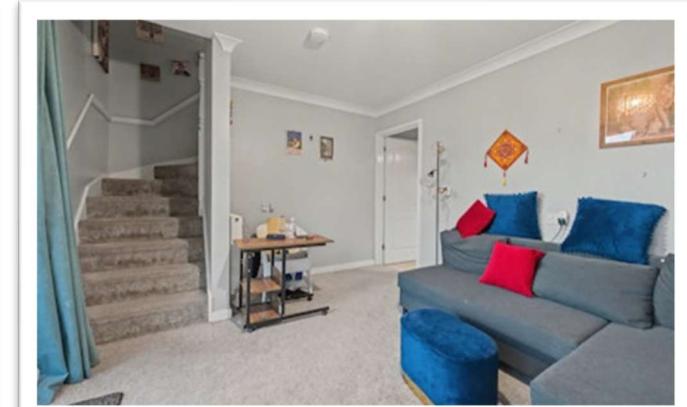
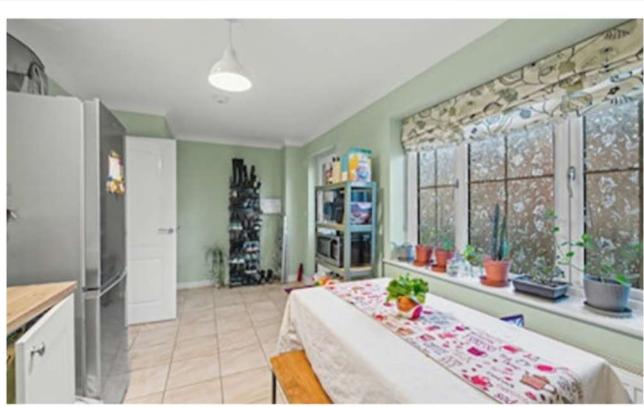
Freehold

£160,000

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## Key Features

- End terrace house
- Two bedrooms
- Dining kitchen & lounge
- Cloakroom & bathroom with separate shower
- Two parking spaces
- Enclosed rear garden
- Gas central heating & double glazing
- EPC rating B





An end-terrace house in a popular residential location with two parking spaces. Having accommodation comprising: dining kitchen, cloakroom and lounge to ground floor. Two bedrooms and bathroom with separate shower to first floor. Outside the property has a small front garden and an enclosed rear garden. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

#### DINING KITCHEN

5.87m x 2.64m (19'4" x 8'8")

Having window to front elevation, coved ceiling with inset ceiling spotlights, radiator, tiled floor and television aerial connection point. Fitted with a range of base & wall units with work surfaces & upstands incorporating: ceramic sink with drainer & mixer tap, gas hob with extractor over, integrated electric oven, space & plumbing for automatic washing machine and space for upright fridge/freezer.

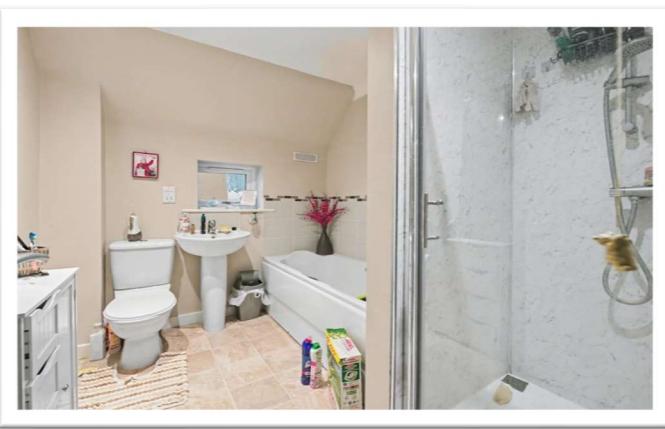
#### CLOAKROOM

Having radiator, tiled floor, extractor, close coupled WC and hand basin with tiled splashback.

#### LOUNGE

4.75m x 3.23m (15'7" x 10'7")

Having window & glazed door to rear elevation, coved ceiling, two radiators, wall mounted contemporary style electric fire and staircase rising to first floor.



## FIRST FLOOR LANDING

Having access to roof space and built-in cupboard housing gas fired boiler providing for both domestic hot water and heating.

## BEDROOM ONE

3.76m x 3.58m (12'4" x 11'8")

Having window to front elevation, coved ceiling and radiator.

## BEDROOM TWO

3.58m x 2.41m (11'8" x 7'11")

Having window to rear elevation, coved ceiling and radiator.

## BATHROOM

Having window to front elevation, coved ceiling, heated towel rail, tiled floor, extractor, tiled splashbacks, shaver point and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, panelled bath, close coupled WC and pedestal hand basin.

## EXTERIOR

To the front of the property there is a small lawned garden with a paved footpath leading to the front entrance door. A further paved footpath leads down the side of the property where there is gated access to the:

## REAR GARDEN

Being enclosed by timber fencing with a rear access gate leading to two parking spaces. Having gravelled area with circular paved patio, paved footpath, lawned area and garden shed.

## SERVICES

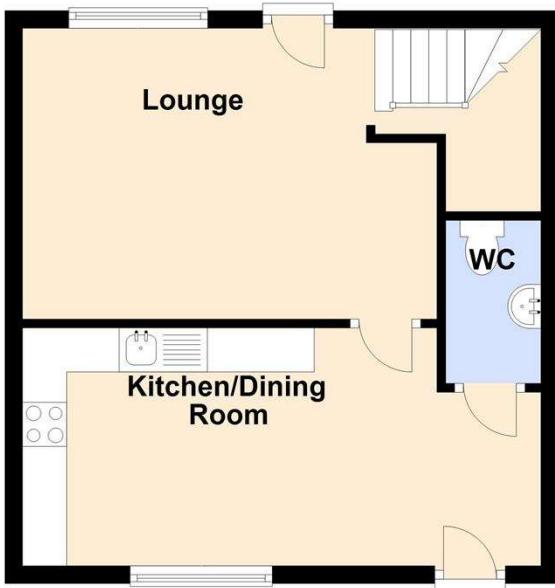
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band A.



## Floorplan

### Ground Floor

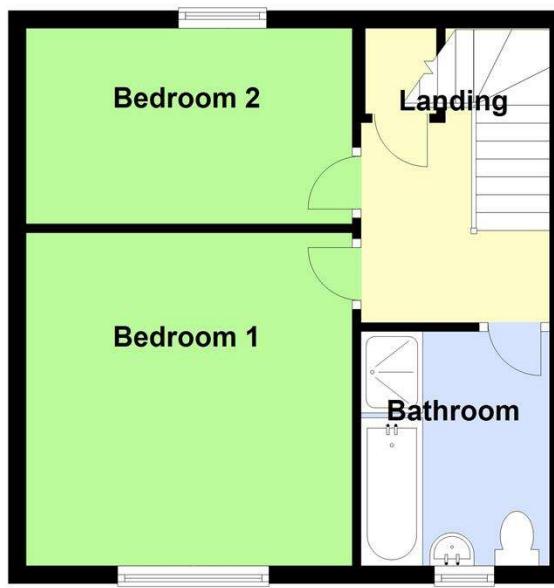
Approx. 35.9 sq. metres (386.1 sq. feet)



Total area: approx. 72.1 sq. metres (776.1 sq. feet)

### First Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

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**lifetime legal**

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