



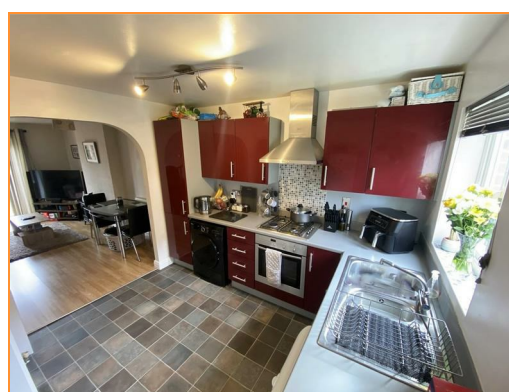
## **34 The Featherworks, Boston, PE21 0AF**

**Price £140,000**

Ideal investment opportunity or first time buyer property.

2 bedroom mid-terrace situated in quiet cul-de-sac location on the outskirts of the town centre, close to amenities

Council Tax Band: A | EPC rating: C





## 34 The Featherworks, Boston, PE21 0AF

### Accommodation

Property is approached via small courtyard

### Entrance

Entrance leading to open plan living area comprising kitchen and lounge.

### Kitchen

10'5" x 10'2" (3.2m x 3.1m)

With range of wall and base units, stainless steel sink with mixer tap. Integrated gas hob with extractor over and tiled splash back, built in electric oven. Plumbing for washing machine and space for fridge-freezer. Vinyl to floor.

WC located off kitchen comprising WC and hand basin. Vinyl to floor.

### Lounge

15'5" x 10'9" (4.7m x 3.3m)

With French doors leading to garden and stairs to first floor. TV and telephone points, laminate to floor.

Stairs and landing with carpet to floor. Airing cupboard on landing housing boiler.

### Bathroom

With white 3 piece suite comprising bath with mains fed shower over, tiled splash back and shower curtain. Hand basin and WC. Vinyl to floor.

### Bedroom 1

10'9" x 9'2" (3.3m x 2.8m)

Double to rear with carpet to floor.

### Bedroom 2

10'5" x 6'10" (3.2m x 2.1m)

Single to front with carpet to floor.

### External

Small front garden with mature shrubs.

Fully enclosed rear garden mainly lawned with patio area and shed. Gate leading to parking space.

### General Information

Gas central heating and double glazing throughout.

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