

Fairview Wash Road, Fosdyke Boston PE20 2DD



## welcome to

# **Fairview Wash Road, Fosdyke Boston**

A charming two-bedroom bungalow set in a peaceful village location. The home offers comfortable living space, a private garden, and easy access to nearby towns and local amenities - perfect for those seeking a quieter pace of life.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

#### **Entrance Hall**

## Lounge

13' 4" x 12' 4" ( 4.06m x 3.76m )

#### Kitchen

11' 8" x 11' 4" ( 3.56m x 3.45m )

### **Utility Room**

9' 1" x 5' 6" ( 2.77m x 1.68m )

#### **Bedroom 1**

12' 4" x 11' 4" ( 3.76m x 3.45m )

#### **Bedroom 2**

9' 9" x 11' 4" ( 2.97m x 3.45m )

#### **Bathroom**

**Front Garden** 

Rear Garden

#### **Special Features**

#### **Heavy Duty Shed**

9' 11" x 7' 10" ( 3.02m x 2.39m )

## **Outdoor Study**

7' 3" x 13' 4" ( 2.21m x 4.06m )

## **Outbuilding**

7' 11" x 11' 8" ( 2.41m x 3.56m )

#### welcome to

# Fairview Wash Road, Fosdyke Boston

- TWO DOUBLE BEDROOMS
- DETACHED BUNGALOW
- IDEAL SPACE TO THE FRONT FOR LARGE CARAVAN OR LARGE MOTORHOME AND EASY PLUG IN
- CLOSE TO LOCAL AMENITIES
- QUIET VILLAGE LOCATION

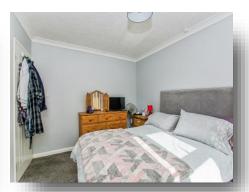
Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £240,000









Please note the marker reflects the postcode not the actual property

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Property Ref: BWB116359 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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