



No.80

Situated at 80 Riverside, conveniently positioned on the outskirts of the historic market town of Boston, this modern two-bedroom semi-detached home offers well-presented and thoughtfully upgraded accommodation, ideal for a wide range of buyers. Built just over 10 years ago, the property has been improved by the current owner to include a modernised kitchen, upgraded bathroom and stylish light grey wood-grain laminate flooring, which runs throughout both the ground and first floors, creating a cohesive and contemporary feel.

The location is particularly convenient, with the town centre easily reached via a picturesque riverside pathway leading directly to the Marina, the charming, cobbled streets of Wormgate, and Boston's vibrant marketplace. Heading in the opposite direction, the beautiful Witham Country Park nature reserve provides an ideal setting for walking, cycling, or enjoying a relaxing picnic, offering an excellent balance of town convenience and outdoor lifestyle.

The accommodation would suit a variety of purchasers, including first-time buyers, young families, professional couples, or investors seeking to add a low-maintenance property to their portfolio. Outside, the home benefits from a private allocated parking space, along with additional visitor parking available on a first-come, first-served basis.

To the rear, the enclosed garden and patio have a timber gazebo added by the current owners to create an attractive and sheltered seating area—perfect for entertaining friends or enjoying warmer summer evenings.

The property is offered with no onward chain; however, due to the personal circumstances of the seller, completion will not be available until the end of July at the earliest.

EPC 'C' / Council Tax Band 'B'



2



Entrance – A composite front door opens into the **Kitchen** - Which has a uPVC window to the front aspect, a tiled floor in the initial entrance and a pale grey wood laminate continuing thereafter. The kitchen comprises a range of light wood effect worktops with modern drawer and cupboard units at both base and eye level. Appliances include an electric induction hob with extractor fan over and electric fan oven, with space and plumbing for a washing machine and a slimline dishwasher which are open to separate negotiation along with a fridge freezer. The single drainer sink unit has a mixer tap over and feature light wooden panelling to the walls, giving a Scandinavian feel. A storage unit amended to fit the space, is ideal for housing shoes and other items as well as a coat rail will be included within the sale of the property.

Cloakroom – Has an attractive patterned LVT flooring, modern wash basin, low flush WC and a radiator.

Open-Plan Kitchen 3.14m x 2.28m (10'4 x 7'6) - Flows through to the **Lounge-Diner 4.80m x 3.30m (15'9 x 10'10)** – Which has two radiators, a staircase rising to the first-floor accommodation and uPVC French doors opening out onto the patio and garden. A chimney breast has a recess suitable for housing a flat screen TV and a modern electric fireplace beneath.

First Floor – Bathroom 2.61m x 1.40m (8'7 x 4'7) - Comprises a three piece suite of panel bath with shower and screen over, low flush WC and pedestal wash basin. There is wall-tiling where appropriate and a uPVC window to the side.

Bedroom One 3.20m x 3.30m (10'6 x 10'10) – Has a uPVC window to the rear aspect, radiator and a continuation of the wood laminate flooring. Fitted wardrobes run the width of the bedroom and have hanging rails and shelving.

Bedroom Two 2.05m x 3.33m (6'9 x 10'11) - Has two uPVC windows to the front aspect, a radiator and a continuation of the laminate flooring. Bedroom furniture to include a freestanding cupboard with hanging rail and drawers and a co-ordinating desk with drawers beneath and shelving above will be included within the sale of the property.

The property includes a private car parking space with additional parking available for visitors plus convenient parking available nearby. The rear garden is enclosed by timber fencing and laid to lawn with a paved patio covered by a timber gazebo. A timber shed is also included in the sale of the property.

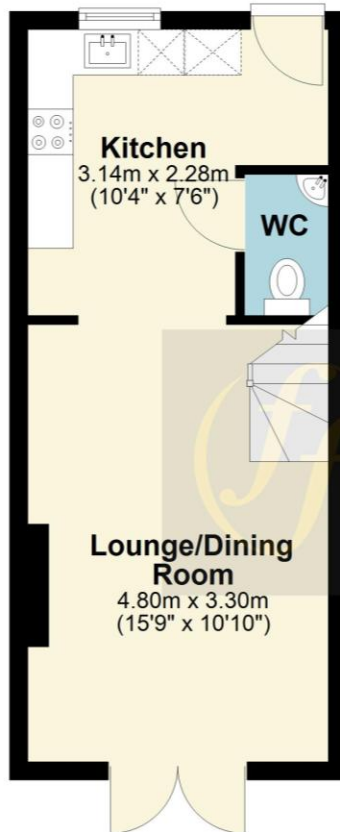
* The property is freehold, but an annual management charge of £159.38 for the year towards the upkeep and maintenance of communal grounds in Riverside would be payable.





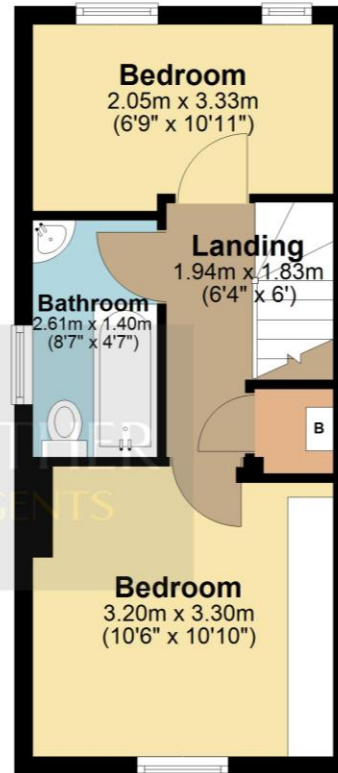
Ground Floor

Approx. 26.5 sq. metres (285.6 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.5 sq. feet)



Please Note: Tenure: Freehold.

All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

All properties are offered subject to contract. Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

Total area: approx. 53.2 sq. metres (573.1 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

