



BRADLEY JAMES

ESTATE AGENTS



7 Webster Walk, Wyberton, Boston, PE21 7NP

Asking price £145,000

- Realistically priced
- Lounge with French doors to rear garden
- Modern bathroom
- Parking to the rear
- Walking distance to local amenities
- Kitchen Breakfast and utility area
- Two double bedrooms
- Some furniture to be included in the sale
- Enclosed rear garden
- Great road links to A16

# 7 Webster Walk, Boston PE21 7NP

This fantastic property, with its modern interior and included furnishings, is realistically priced and represents a wonderful opportunity for those looking to start their homeownership journey. Don't miss out on the chance to make this lovely house your new home. The sellers have a reservation on a completed new build so buyers looking for a quick purchase can progress quickly with this house.

Nestled in the charming area of Webster Walk, Wyberton. This modern end terrace house, built in 2018, presents an excellent opportunity for first-time buyers. With two well-proportioned bedrooms and a contemporary bathroom, this property is designed for comfortable living.

Upon entering, you are welcomed into a spacious open-plan kitchen and breakfast area, complete with a utility space and a convenient cloakroom. The lounge, bathed in natural light from the French doors, offers a delightful view of the rear garden, perfect for relaxing or entertaining guests.

The first floor features two double bedrooms, both equipped with built-in wardrobes, providing ample storage. The modern bathroom upstairs is stylish and functional, catering to all your needs.

This property comes with the added benefit of parking for one vehicle and includes several furnishings, such as a fridge freezer, a sofa in the lounge, and wardrobes and chests of drawers in both bedrooms. All blinds and curtains will remain, making this home move-in ready.

The location is equally appealing, with a variety of local amenities within walking distance, including a Co-op, petrol station, Papa John's, Costa, and Burger King. Additionally, the property boasts excellent road links to Boston, Spalding, Norfolk, and Lincoln, ensuring easy access to surrounding areas.

Management charge of £15.98 per month for the upkeep of the estate.



Council Tax Band: A



### Kitchen

15'0 x 8'7 max

UPVC double glazed window to the front overlooking a green, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven grill with a four burner gas hob and extractor over, freestanding fridge freezer included in the sale, breakfast bar, space and plumbing for washing machine, space and point for dryer, radiator, power points, fuse box, telephone point and skimmed ceiling.

### Cloakroom

WC with push button flush, wash hand basin with taps over, tiled splashback, radiator, skimmed ceiling and extractor fan.

### Lounge

15'0 x 13'0

UPVC double glazed French doors to the rear garden, stairs leading up to the first floor accommodation, radiator, power points, TV point, telephone point and skimmed ceiling. Sofa is included in sale as well as the tv stand.

### Landing

Loft hatch, power points, skimmed ceiling and airing cupboard with shelving and wall mounted gas boiler.

### Bedroom 1

12'5 x 10'5

Two UPVC windows to the rear, radiator, power points, TV point, skimmed ceiling, ceiling fan and light, chest of drawers which are included in the sale, built in wardrobes with shelving and hanging space.

### Bedroom 2

11'2 x 8'3

UPVC double glazed window to the front overlooking the green, radiator, power points, skimmed ceiling and chest of drawers to be included in the sale.

### Bathroom

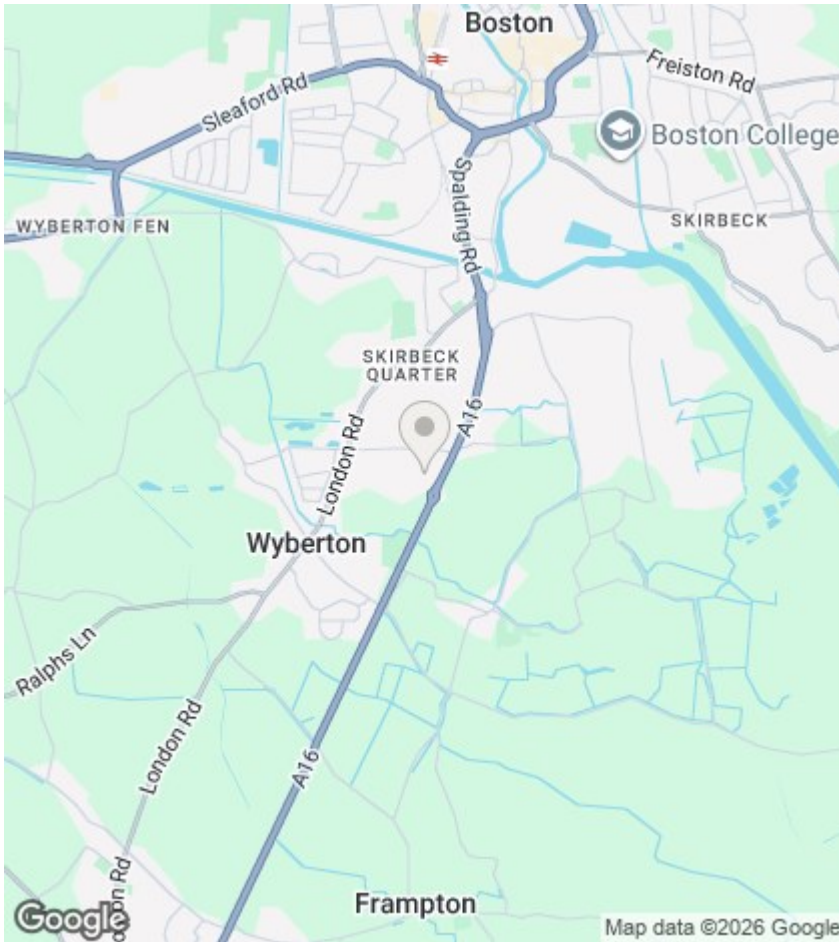
UPVC obscured double glazed window to the front, panel bath with taps over and an electric shower, glass shower screen, pedestal wash hand basin with taps over, tiled splashback, WC with push button flush, double shaver point, radiator and skimmed ceiling.

### Outside

There's a low maintenance front garden enclosed by iron wrought railings, there's steps to the front door with storm porch and courtesy light. There's off-road parking to the rear with visitor spaces as well, side gated access to the rear garden which is enclosed by panel fencing, is laid to lawn and has a patio seating area.







## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

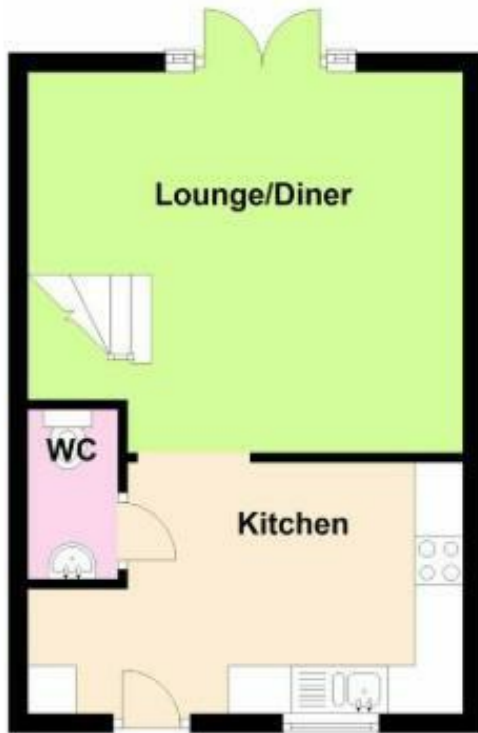
## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor

Approx. 30.2 sq. metres (325.1 sq. feet)



### First Floor

Approx. 30.2 sq. metres (325.1 sq. feet)



Total area: approx. 60.4 sq. metres (650.1 sq. feet)