



27 Oak Crescent

Boston

Ready to Move Straight Into | Updated Semi-Detached Bungalow | No Onward Chain

Beautifully presented and recently updated throughout, this attractive two-bedroom semi-detached bungalow offers comfortable single-storey living in a popular residential location and is available with no onward chain, making it an ideal choice for first-time buyers, downsizers or those seeking a straightforward move.

Freshly decorated and fitted with new carpets, the accommodation is light, welcoming and ready to enjoy from day one. The entrance hall leads through to a comfortable lounge, a well-appointed dining kitchen, two bedrooms and a modern shower room, creating a practical and well-balanced layout.

Outside, the property enjoys a neat lawned front garden, a driveway providing off-road parking, a garage for additional storage or parking and an enclosed rear garden offering a private space to relax or potter outdoors.

Further benefits include gas central heating and double glazing throughout.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





ACCOMMODATION

Part glazed side entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator and cupboard housing gas fired boiler providing for both domestic hot water & heating.

LOUNGE

15' 10" x 10' 10" (4.82m x 3.29m)

Having window to front elevation, coved ceiling and two radiators.

DINING KITCHEN

8' 11" x 8' 9" (2.72m x 2.67m)

Having window to front elevation, radiator and vinyl flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven, cupboard, drawers & appliance space under, cupboards & extractor over.



BEDROOM ONE

14' 3" x 8' 7" (4.34m x 2.61m)

Having window to rear elevation, radiator, built-in double cupboard and access to roof space.

BEDROOM TWO

8' 10" x 8' 8" (2.68m x 2.64m)

Having window to rear elevation, radiator and built-in double cupboard.

SHOWER ROOM

Having window to side elevation, radiator, vinyl flooring, part tiled walls, fully tiled shower enclosure with electric shower fitting, low level WC and pedestal hand basin.





EXTERIOR

To the front of the property there is a lawned garden. A driveway provides off-road parking and extends down the side of the property to the:

GARAGE

Having up-and-over door.

REAR GARDEN

Being enclosed and having a lawned area, paved footpaths and garden shed.

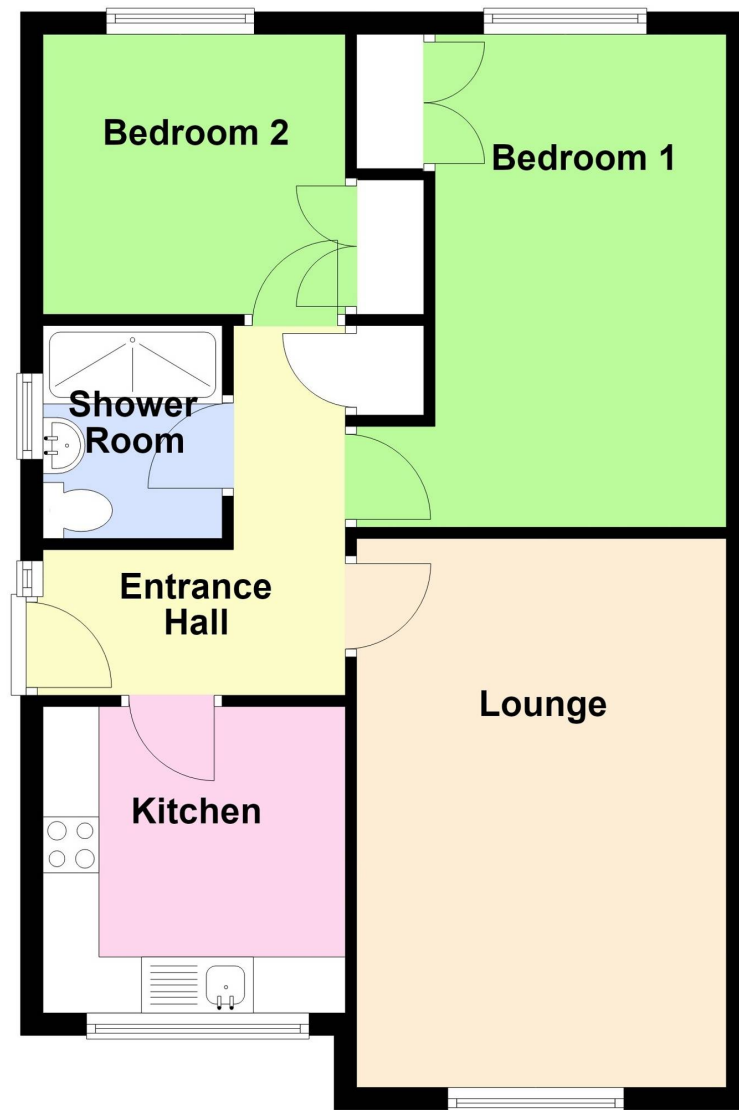
SERVICES

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

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





Total area: approx. 55.5 sq. metres (597.2 sq. feet)

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