



13 Edwin Street, Boston, PE21 8TF



Freehold

£90,000



Key Features

- Terrace house
- Three bedrooms
- Lounge & dining room
- Kitchen & bathroom
- Enclosed rear courtyard
- Gas central heating
- EPC rating D
- NO CHAIN





Ideal for first time or investment buyers this terrace house is situated close to the town centre and its amenities. Having accommodation comprising: lounge, inner hall, dining room, kitchen, rear entrance and bathroom to ground floor. Three bedrooms to first floor. Outside the property has an enclosed rear courtyard. The property benefits from gas central heating and double glazing. NO CHAIN

ACCOMMODATION

Part glazed front entrance door through to the:

LOUNGE

3.47m x 3.18m (11'5" x 10'5")

Having window to front elevation, coved ceiling and radiator.

INNER HALL

Having tiled floor and staircase rising to first floor.

DINING ROOM

3.49m x 3.16m (11'6" x 10'5")

Having coved ceiling, radiator, tiled floor and understairs storage cupboard. Opening to the:

KITCHEN

3.19m x 1.88m (10'6" x 6'2")

Having window to rear elevation and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer inset to work surface, cupboards, space & plumbing for automatic washing machine under. Space for electric cooker with further work surface to side, cupboard & drawers under. Further work surface with cupboards, drawers & appliance space under, cupboards over.

REAR ENTRANCE

Having part glazed door to rear elevation, tiled floor and storage cupboard.

BATHROOM

Having window to side elevation, radiator, extractor, tile effect flooring, access to roof space, cupboard housing gas fired combination boiler, panelled bath with mixer tap & shower attachment, close coupled WC and pedestal hand basin.



FIRST FLOOR LANDING

BEDROOM ONE

3.48m x 3.22m (11'5" x 10'7")

Having window to front elevation and radiator.

BEDROOM TWO

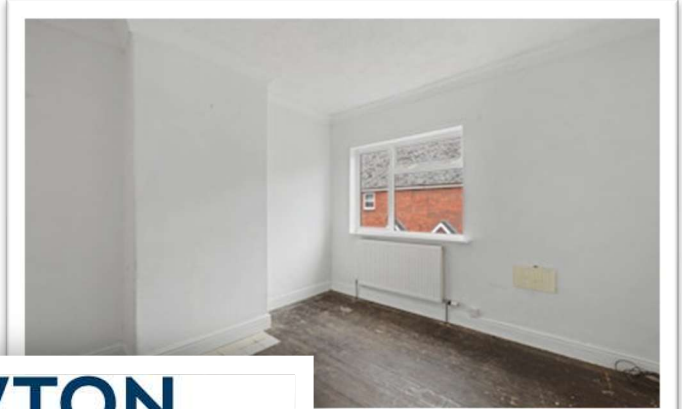
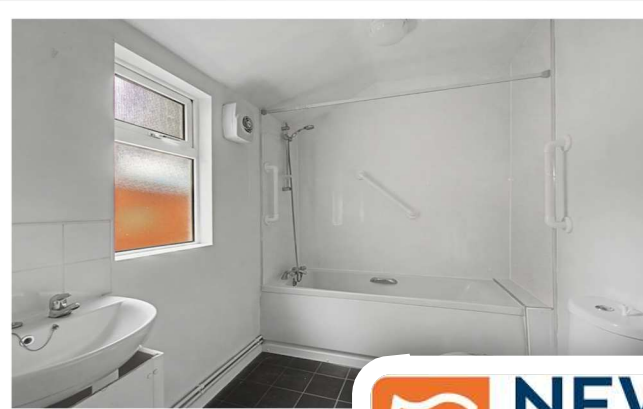
3.48m x 3.22m (11'5" x 10'7")

Having window to rear elevation, coved ceiling, radiator and storage cupboard.

BEDROOM THREE

3.09m x 1.71m (10'1" x 5'7")

Having window to rear elevation and radiator.



EXTERIOR

To the rear of the property there is an enclosed paved garden with a rear access gate.

SERVICES

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

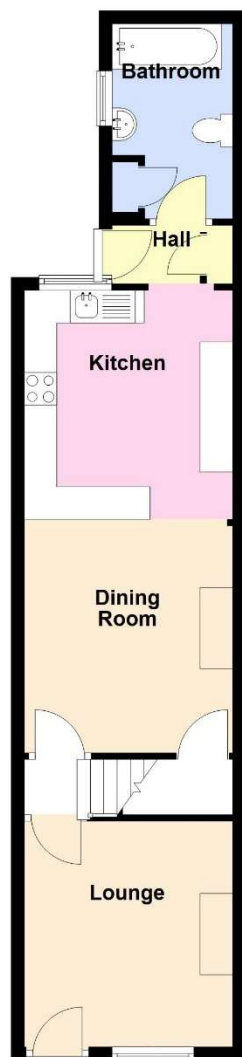
VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

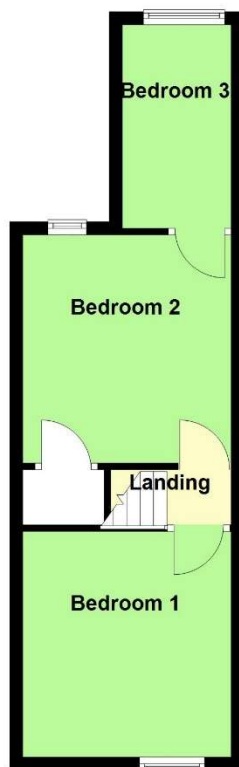


Floorplan

Ground Floor
Approx. 44.8 sq. metres (482.2 sq. feet)



First Floor
Approx. 31.1 sq. metres (334.6 sq. feet)



Total area: approx. 75.9 sq. metres (816.9 sq. feet)

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.

lifetime legal

AGENT'S NOTES

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 **NEWTONFALLOWELL**

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