



30 Woodside, Boston, PE21 7HE



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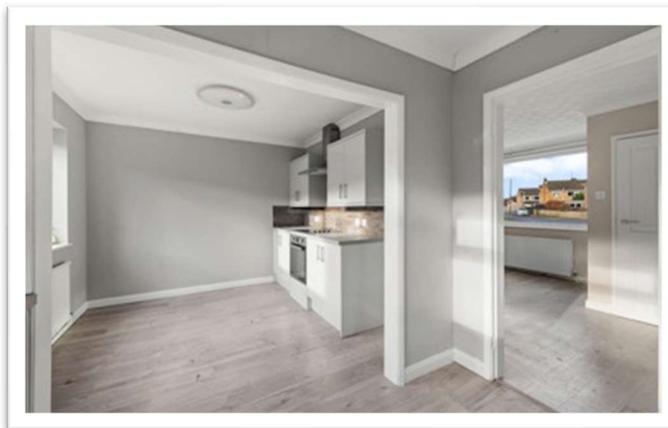
Freehold

Offers in excess of £165,000



Key Features

- Semi-detached house
- Three bedrooms
- Lounge, dining kitchen & bathroom
- Driveway & garage
- Enclosed rear garden
- Cul-de-sac location
- EPC rating D
- NO CHAIN





A semi-detached house at the end of a cul-de-sac on the outskirts of town. Having accommodation comprising: entrance hall, lounge and dining kitchen to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN



ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having window to front elevation, radiator, laminate flooring and staircase rising to first floor.

LOUNGE

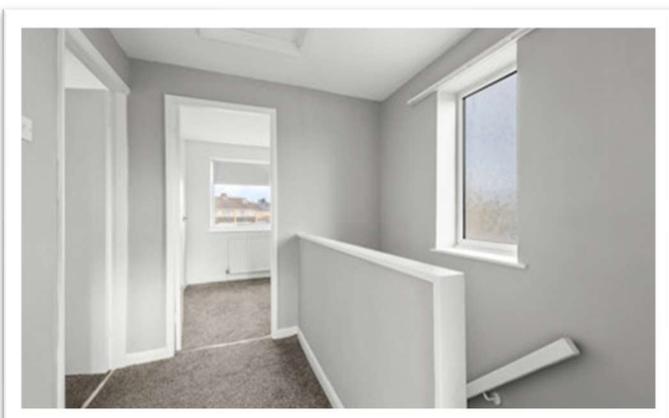
4.33m x 3.66m (14'2" x 12'0")

(max) Having window to front elevation, coved ceiling, radiator, laminate flooring and understairs storage cupboard housing gas fired boiler providing for both domestic hot water & heating.

DINING KITCHEN

5.23m x 2.97m (17'2" x 9'8")

Having two windows to rear elevation, part glazed door to side elevation, coved ceiling, radiator and laminate flooring. Fitted with a range of base & wall units with work surfaces comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under, cupboards over. Further work surface with cupboards under. Further work surface with inset electric hob, integrated electric oven & cupboards under, cupboards & stainless steel extractor over.



FIRST FLOOR LANDING

Having window to side elevation and access to roof space.

BEDROOM ONE

3.66m x 2.97m (12'0" x 9'8")

Having window to front elevation and radiator.

BEDROOM TWO

3.34m x 2.95m (11'0" x 9'8")

Having window to rear elevation and radiator.

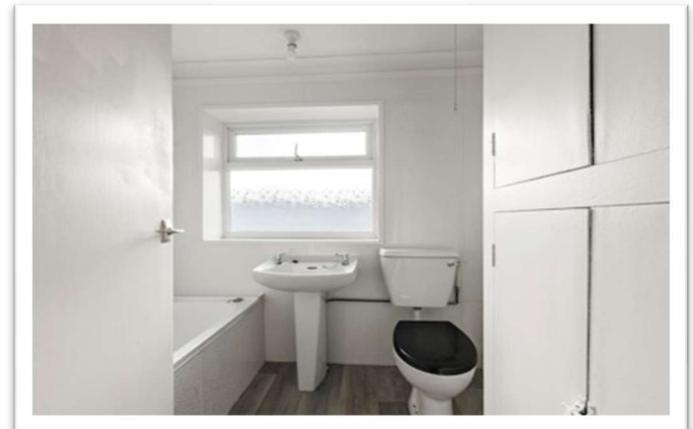
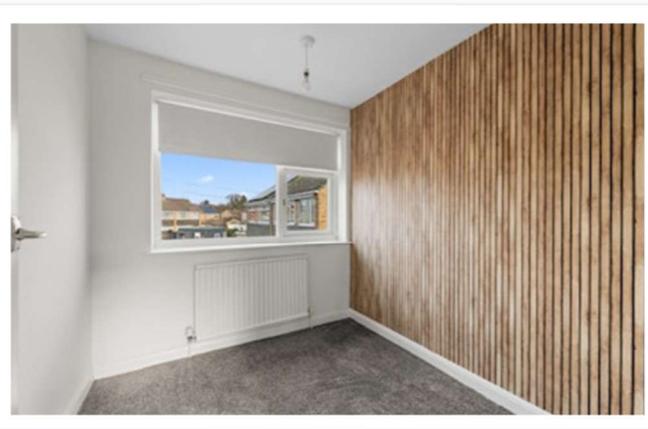
BEDROOM THREE

2.27m x 2.17m (7'5" x 7'1")

Having window to front elevation and radiator.

BATHROOM

Having window to rear elevation, radiator, airing cupboard housing hot water cylinder & shelving, panelled bath with electric shower fitting over, low level WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a gravelled area and a driveway providing off-road parking leading to the:

GARAGE

5.32m x 2.75m (17'6" x 9'0")

Having roller door, window to rear, service door to side, light and power.

REAR GARDEN

Being enclosed with side access. Having concrete hardstanding, lawn and gravelled area.

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.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

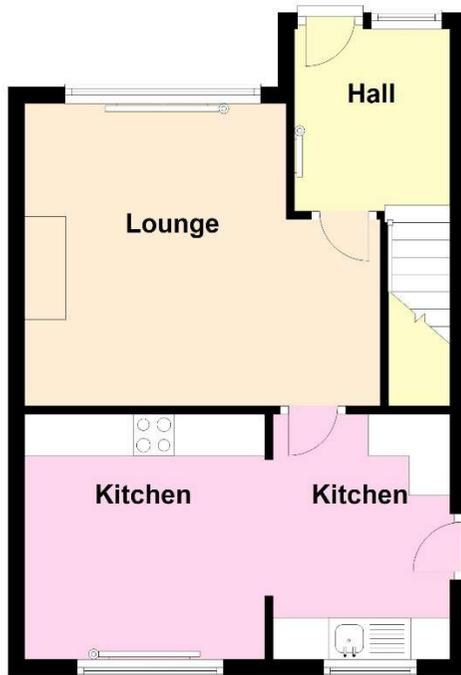
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Floorplan

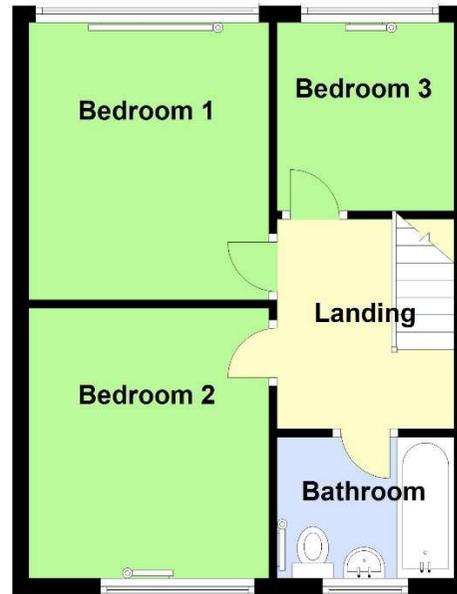
Ground Floor

Approx. 36.7 sq. metres (394.8 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



Total area: approx. 71.9 sq. metres (773.7 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 £66 (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

 **NEWTON FALLOWELL**

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