



 **NEWTON**
FALLOWELL

55 Curlew Road, Boston – PE21 7FF
£66,500

55 Curlew Road

Boston

Offered for sale under the First Home Scheme - 30% discount applied to the price (£66,500 is the discounted price) This modern end-terrace home is perfectly positioned on a new development on the edge of town, offering a peaceful setting with easy access to local amenities. Ideal for first-time buyers, the property features a bright and stylish open-plan lounge/kitchen/diner with a fitted kitchen, along with a convenient ground-floor cloakroom. Upstairs, you'll find a comfortable bedroom and a contemporary shower room. Outside, the home benefits from an allocated parking space, while gas central heating and double glazing ensure comfort and efficiency throughout. NO CHAIN

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





FIRST HOME SCHEME

This property is marketed under the First Home Scheme with a 30% discount to first time buyers who have an income of less than £80k per annum. The full details are contained within the application form which can be found at our office.

ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

OPEN PLAN LOUNGE/KITCHEN/DINER

15' 11" x 12' 7" (4.85m x 3.83m)

Having windows to front & side elevations, radiator, smoke alarm, wood effect flooring and staircase rising to first floor. The kitchen is fitted with a range of base & wall units with work surfaces & upstands comprising: composite sink with drainer & mixer tap inset to work surface, cupboards & integrated automatic washing machine under. Work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, cupboards & stainless steel cooker hood over.

CLOAKROOM

Having radiator, extractor, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.

FIRST FLOOR LANDING

Having radiator, access to roof space, smoke alarm and airing cupboard housing gas fired combination boiler providing for both domestic hot water & heating.

BEDROOM

13' 5" x 8' 10" (4.09m x 2.68m)

(max) Having two windows to front elevation, radiator and fitted wardrobes.



SHOWER ROOM

Having window to side elevation, radiator, extractor, wood effect flooring, fully tiled shower enclosure with mixer shower fitting, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.

EXTERIOR

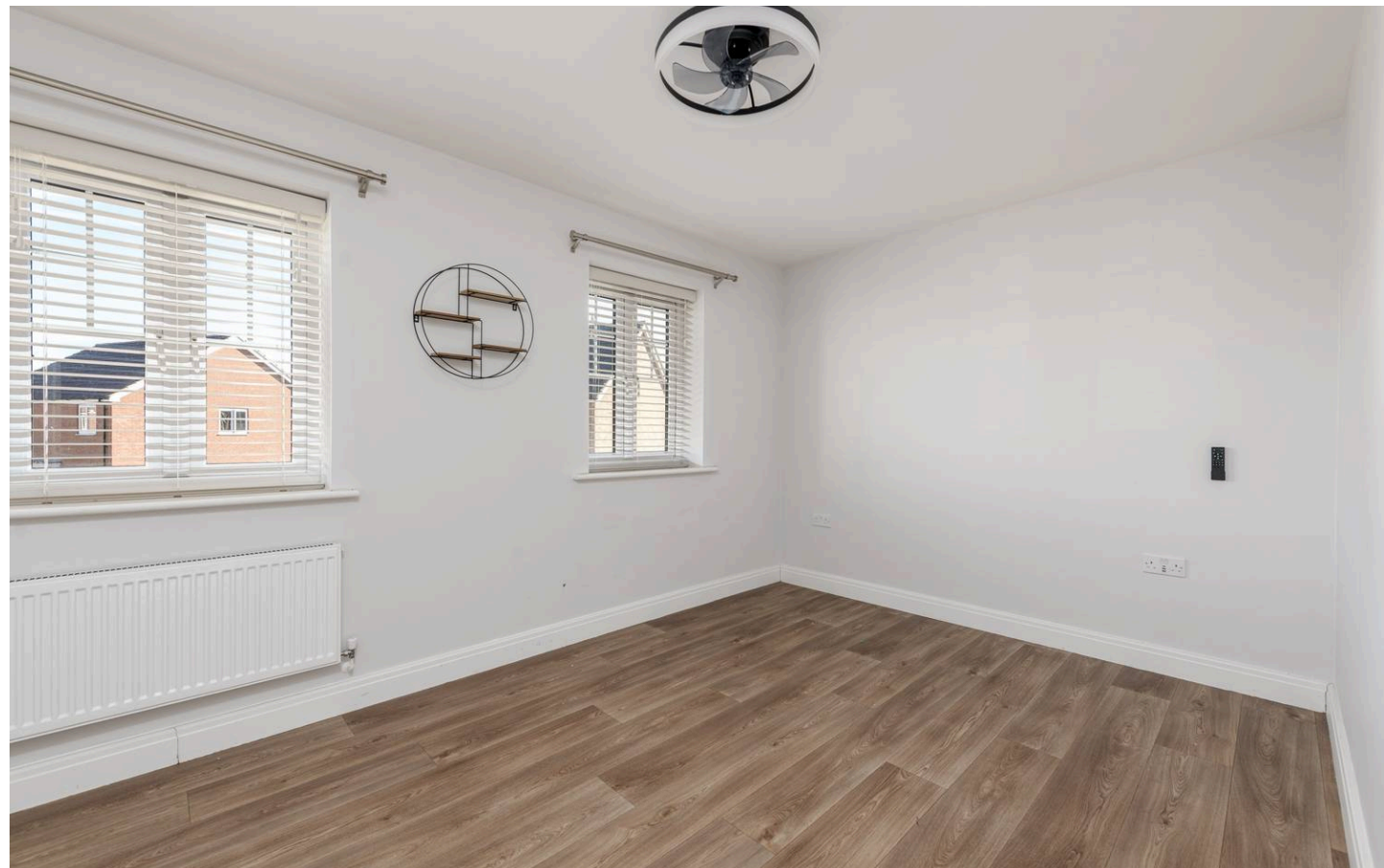
The property has an allocated parking space.

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.

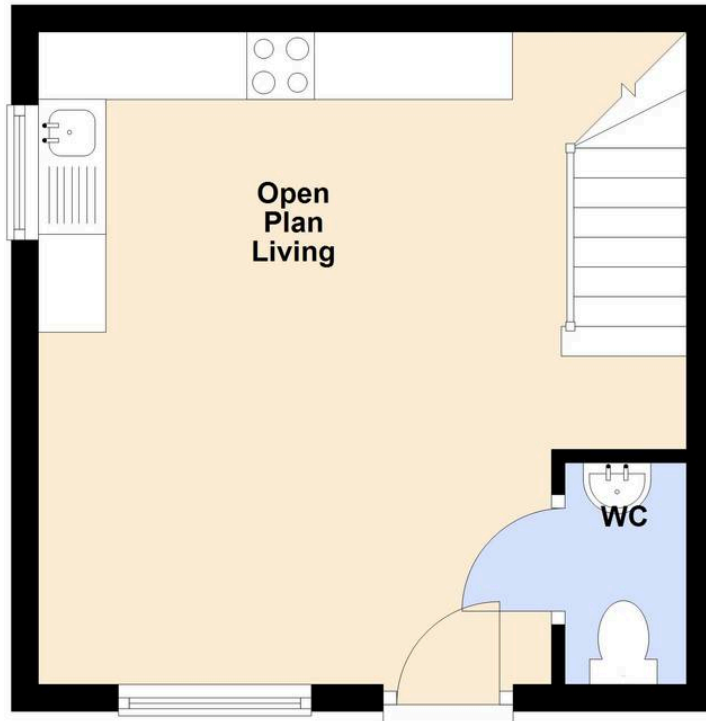
LIFETIME LEGAL

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.



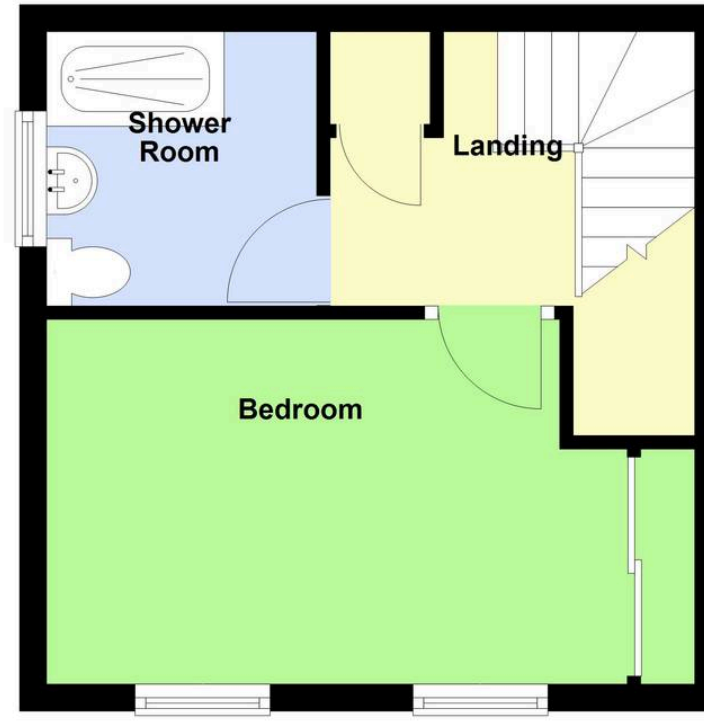
Ground Floor

Approx. 23.2 sq. metres (249.5 sq. feet)



First Floor

Approx. 23.2 sq. metres (249.5 sq. feet)



Total area: approx. 46.4 sq. metres (499.1 sq. feet)

Newton Fallowell Estate Agents

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