



 **NEWTON**
FALLOWELL

5 Bramley Lane, Boston – PE21 8EZ
£125,000

5 Bramley Lane

Boston

A terrace house on the outskirts of town and having accommodation comprising: hall, lounge and dining kitchen to ground floor. Two bedrooms and bathroom to first floor. Outside the property has off-road parking to the front and an enclosed low maintenance garden to the rear. The property benefits from gas central heating and double glazing. NO CHAIN

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





ACCOMMODATION

Part glazed front entrance door through to the:

HALL

Having understairs storage cupboard.

LOUNGE

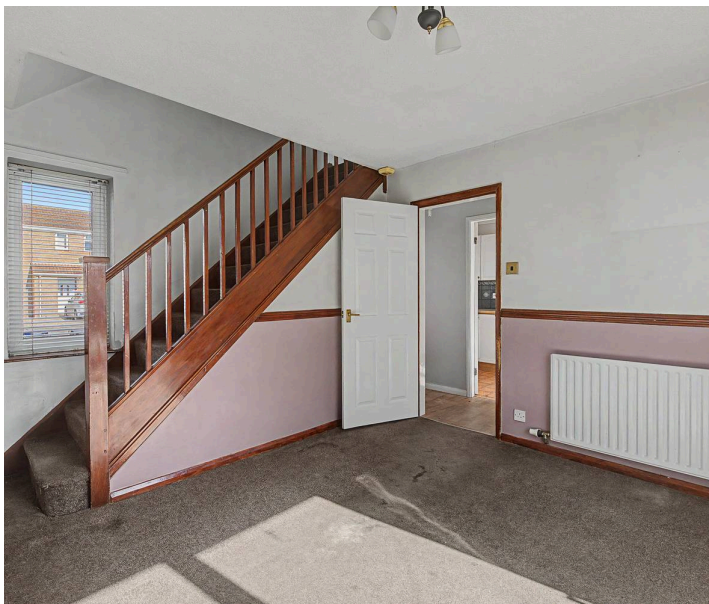
13' 9" x 12' 0" (4.19m x 3.66m)

Having window to front elevation, sliding doors to rear elevation & garden, radiator, staircase rising to first floor, dado rail and fireplace with inset electric fire.

DINING KITCHEN

14' 0" x 9' 5" (4.27m x 2.87m)

Having window to front elevation, glazed door with windows to either side to rear elevation, coved ceiling, radiator and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with space for electric cooker, cupboards & drawers under, cupboards & extractor over.



FIRST FLOOR LANDING

Having window to front elevation.

BEDROOM ONE

12' 0" x 10' 7" (3.66m x 3.23m)

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

BEDROOM TWO

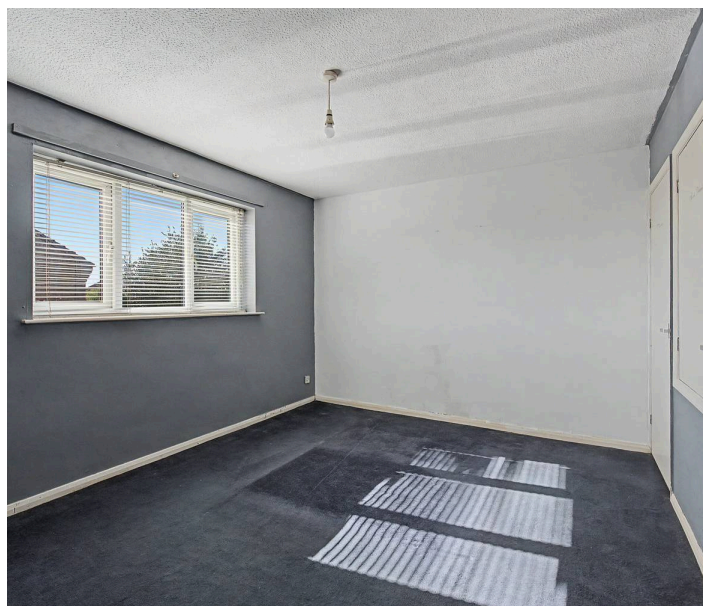
9' 5" x 6' 11" (2.87m x 2.11m)

Having window to rear elevation and radiator.

BATHROOM

6' 5" x 6' 1" (1.96m x 1.85m)

Having window to front elevation, radiator, part tiled walls, vinyl flooring, panelled bath with mixer tap & shower attachment, close coupled WC and pedestal hand basin.





EXTERIOR

To the front of the property there is a block paved area providing off-road parking. There is also a brick built store attached to the front of the property.

REAR GARDEN

Being enclosed and low maintenance. Having a block paved area & footpath, decked area and gravelled areas with a garden shed.

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

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Ground Floor

Approx. 28.1 sq. metres (302.9 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.6 sq. feet)



Total area: approx. 56.7 sq. metres (610.4 sq. feet)

Newton Fallowell Estate Agents

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