



 **NEWTON**  
**FALLOWELL**

8 Redbourne Terrace, Haven Village, Boston – PE21 8PX

In Excess of £170,000

## 8 Redbourne Terrace, Haven Village

Boston

A three storey, mid-terrace town house within walking distance to Boston Town Centre. Currently run as a successful holiday let and an ideal investment opportunity. Having accommodation comprising: entrance hall, cloakroom, lounge/diner and fitted kitchen to ground floor. Two bedrooms and bathroom to first floor. Master bedroom with en-suite and further bedroom to second floor. Outside the property has an enclosed rear garden and allocated parking. The property benefits from gas central heating and double glazing.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





## ACCOMMODATION

Part glazed front entrance door through to the:

### ENTRANCE HALL

Having coved ceiling, radiator, wood effect flooring and staircase rising to first floor.

### CLOAKROOM

Having radiator, tiled floor, extractor, close coupled WC and hand basin.

### LOUNGE/DINER

15' 11" x 15' 8" (4.84m x 4.77m)

Having french doors to rear elevation, coved ceiling, two radiators and wood effect flooring. Opening to the:

### KITCHEN

12' 0" x 8' 10" (3.65m x 2.68m)

Having window to front elevation, coved ceiling, radiator and tiled floor. Fitted with a range of base & wall units with granite work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, integrated dishwasher, cupboards & drawers under, cupboards & cupboard housing gas fired boiler providing for both domestic hot water & heating over. Further work surface with inset gas hob, cupboards & drawers under, cupboards & stainless steel cooker hood over. Tall unit to side housing integrated electric double oven with cupboards under & over, further tall unit housing integrated fridge & freezer.



## KITCHEN

12' 0" x 8' 10" (3.65m x 2.68m)

Having window to front elevation, coved ceiling, radiator and tiled floor. Fitted with a range of base & wall units with granite work surfaces & tiled splashbacks comprising: 11/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, integrated dishwasher, cupboards & drawers under, cupboards & cupboard housing gas fired boiler providing for both domestic hot water & heating over. Further work surface with inset gas hob, cupboards & drawers under, cupboards & stainless steel cooker hood over. Tall unit to side housing integrated electric double oven with cupboards under & over, further tall unit housing integrated fridge & freezer.

## FIRST FLOOR LANDING

Having radiator and staircase rising to first floor.

## BEDROOM TWO

19' 11" x 11' 7" (6.07m x 3.54m)

Having two double doors with Juliette balconies to rear elevation, coved ceiling and radiator.

## BEDROOM THREE

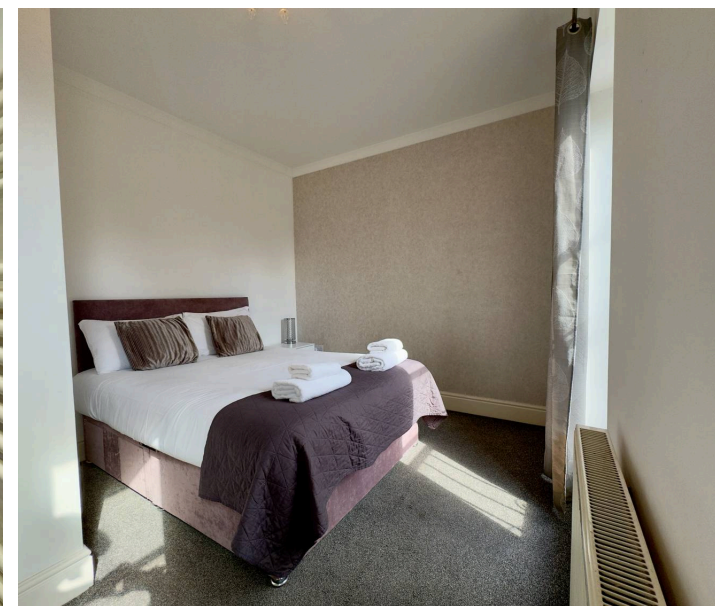
15' 8" x 9' 9" (4.77m x 2.98m)

(max) Having two double doors with Juliette balconies to front elevation, coved ceiling and radiator.

## BATHROOM

7' 5" x 7' 5" (2.25m x 2.26m)

Having heated towel rail, part tiled walls, extractor, tiled floor, panelled bath with shower attachment & anti-splash screen over, close coupled WC and pedestal hand basin.





#### **SECOND FLOOR LANDING**

Having radiator and built-in cupboard with space & plumbing for automatic washing machine.

#### **MASTER BEDROOM**

19' 11" x 11' 9" (6.08m x 3.57m)

Having two windows to front elevation, coved ceiling, radiator and built-in cupboard.

#### **EN-SUITE**

6' 11" x 5' 7" (2.11m x 1.71m)

Having heated towel rail, wood effect flooring, tiled splashbacks, extractor, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

#### **BEDROOM FOUR**

15' 7" x 10' 2" (4.74m x 3.10m)

Having two windows to rear elevation, coved ceiling, radiator and built-in cupboard.



## EXTERIOR

To the front of the property there is a small enclosed garden with a footpath leading to the front entrance door.

## REAR GARDEN

Being enclosed by timber fencing and having a covered paved patio with a lawned garden beyond.

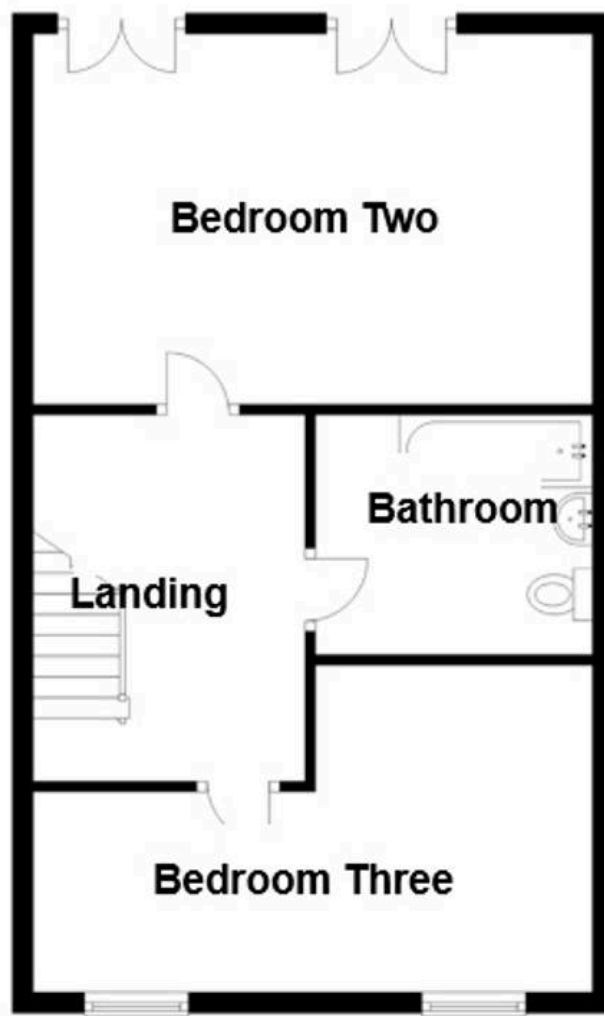
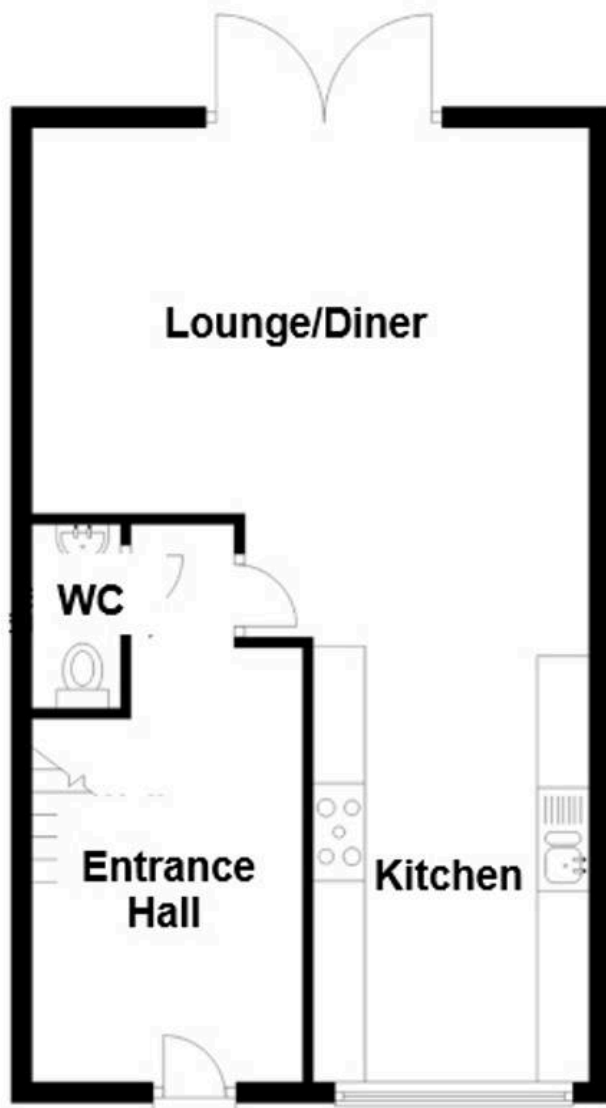
## SERVICES

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 C.

## 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.





## Newton Fallowell Estate Agents

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