



62 Windsor Bank

Boston

A mid terrace house within walking distance to the town centre and overlooking the Maud Foster Waterway to the front. Having accommodation comprising: lounge, dining room, fitted kitchen, hall and bathroom to ground floor. Two bedrooms to first floor. Outside the property has a gravelled low maintenance front garden and an enclosed rear courtyard with a brick-built outbuilding. The property benefits from gas central heating and double glazing.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





ACCOMMODATION

Part glazed front entrance door to the:

LOUNGE

12' 2" x 10' 10" (3.70m x 3.29m)

Having window to front elevation, coved & textured ceiling with moulded ceiling rose, radiator and brick-built fireplace with plinths to side & inset gas fire.

Opening to the:

DINING ROOM

12' 0" x 10' 5" (3.67m x 3.17m)

(max) Having coved & textured ceiling with moulded ceiling rose, radiator, dado rail and staircase rising to first floor. Glazed sliding doors to the:

KITCHEN

10' 8" x 10' 0" (3.26m x 3.04m)

Having window to side elevation, large sky lantern, coved ceiling with inset ceiling spotlights, radiator and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawer, space for fridge, space & plumbing for automatic washing machine under, cupboard and gas fired boiler providing for both domestic hot water & heating over. Work surface return with cupboard, drawer & open-ended shelving under. Further work surface with inset gas hob, integrated electric oven, cupboards, drawers & open-ended shelving under, cupboards, glazed display unit, extractor and open-ended shelving over, tall unit to side. Small pane glazed door to the:



HALL

Having part glazed door to side and door to the:

BATHROOM

Having window to rear elevation, radiator, part tiled walls, shaped bath with electric shower fitting over, close coupled WC and pedestal hand basin.

FIRST FLOOR LANDING

BEDROOM ONE

12' 0" x 10' 9" (3.65m x 3.27m)

Having window to front elevation, coved ceiling and radiator.

BEDROOM TWO

10' 5" x 7' 6" (3.17m x 2.28m)

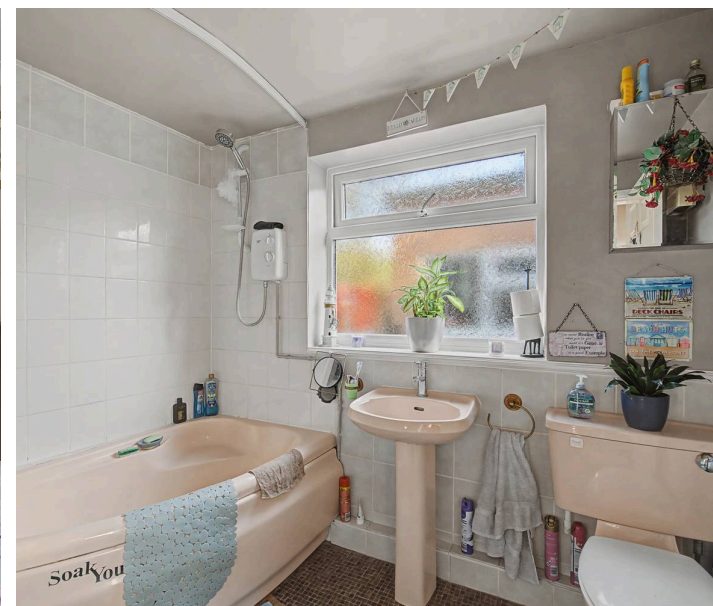
Having window to rear elevation, coved ceiling, radiator and built-in cupboard.

EXTERIOR

To the front of the property there is a low maintenance gravelled front garden which overlooks the Maud Foster Waterway.

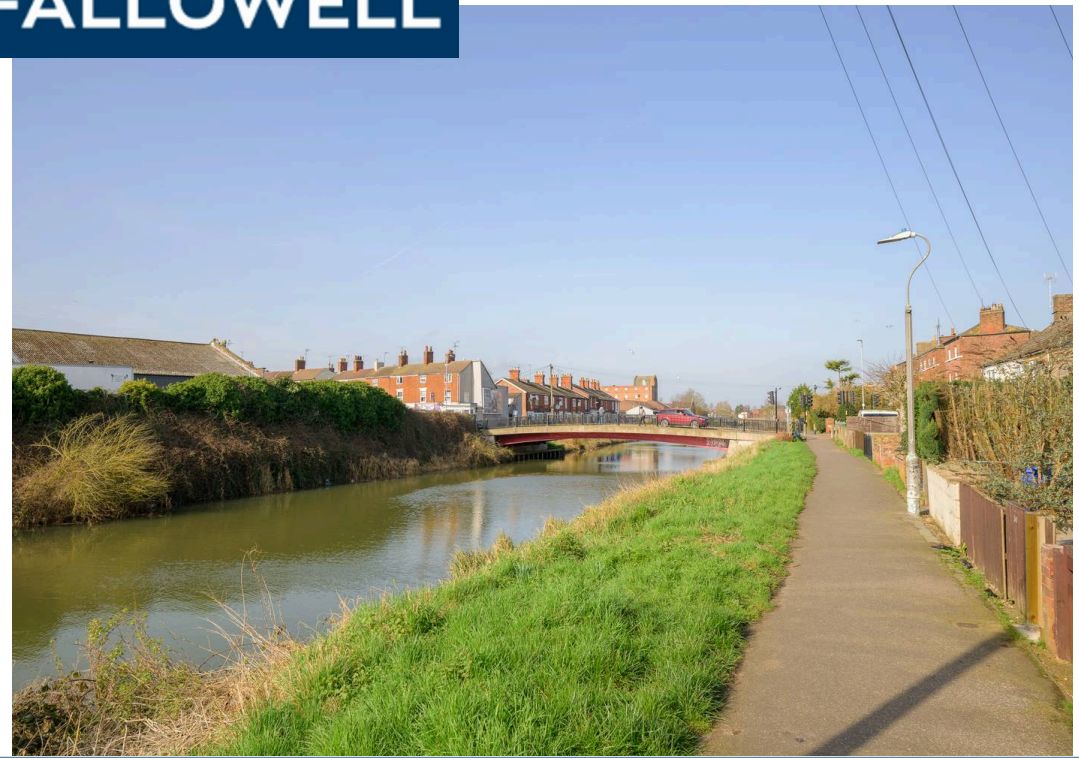
REAR

To the rear of the property there is an enclosed courtyard with side access and a brick-built outbuilding with a uPVC door, window, light and power.





 **NEWTON FALLOWELL**



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 A.

LIFETIME LEGAL

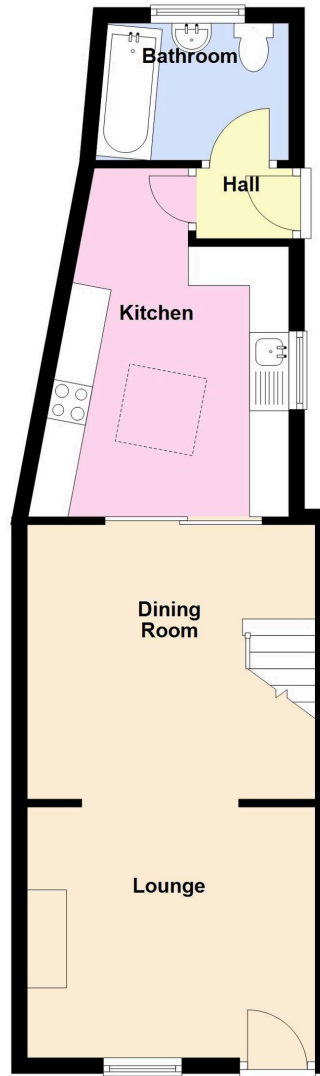
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Ground Floor
Approx. 42.6 sq. metres (458.7 sq. feet)



First Floor
Approx. 25.6 sq. metres (275.0 sq. feet)



Total area: approx. 68.2 sq. metres (733.7 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.