



 **NEWTON**
FALLOWELL

27 Bramley Lane, Boston – PE21 8EZ
£130,000

27 Bramley Lane

Boston

A terrace house at the end of a cul-de-sac off Broadfield Street, within walking distance to the town centre and local primary school. Ideal for first time or investment buyers the property has accommodation comprising: entrance hall, kitchen & lounge/diner to ground floor. Two bedrooms & bathroom to first floor. Outside the property has off-road parking to the front and an enclosed 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 with canopy over through to the:

ENTRANCE HALL

Having coved ceiling, radiator, dado rail, understairs storage cupboard and staircase rising to first floor with window to front elevation. Opening to the:

KITCHEN

Having window to front elevation and tile effect 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, space & plumbing for automatic washing machine under, cupboard over. Work surface return with space for gas cooker, cupboard & drawers under, cupboards over.

LOUNGE/DINER

15' 9" x 11' 6" (4.80m x 3.50m)

Having window & sliding doors to rear elevation, coved ceiling, radiator and dado rail.



FIRST FLOOR LANDING

Having cupboard housing gas fired boiler providing for both domestic hot water & heating.

BEDROOM ONE

11' 9" x 8' 11" (3.58m x 2.71m)

Having window to rear elevation, coved ceiling and radiator.

BEDROOM TWO

11' 9" x 6' 6" (3.59m x 1.99m)

Having window to rear elevation, coved ceiling and radiator.

BATHROOM

Having window to front elevation, coved ceiling, radiator, tile effect flooring, panelled bath with mixer tap & shower attachment over, close coupled WC and pedestal hand basin.





EXTERIOR

To the front of the property there is a block paved footpath leading to the front entrance door with gravelled areas to both side which enables off-road parking.

REAR GARDEN

Being enclosed and laid to lawn with a paved patio and garden shed.

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.

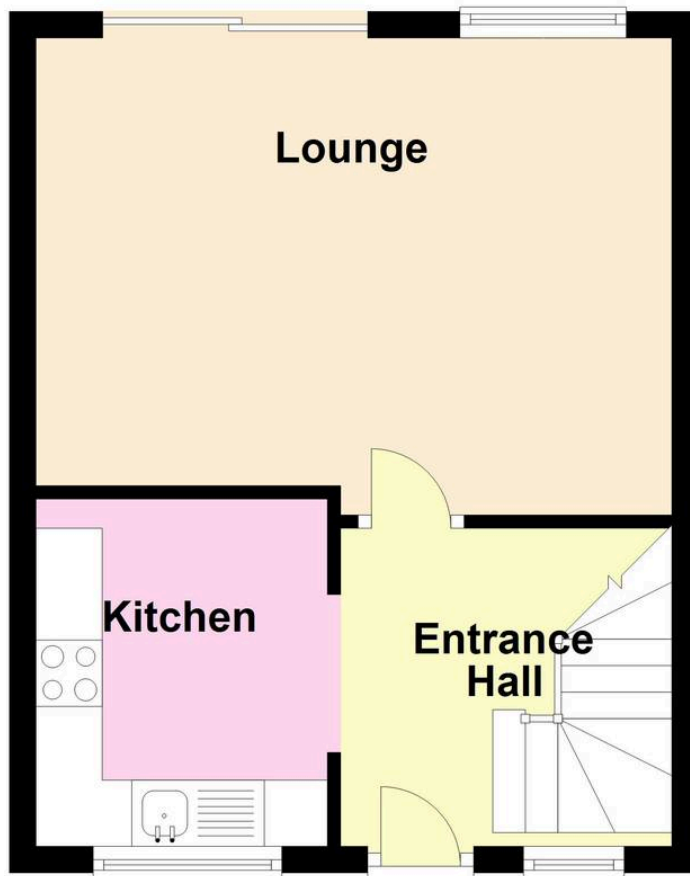
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Ground Floor

Approx. 28.8 sq. metres (309.9 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.7 sq. feet)



Total area: approx. 56.8 sq. metres (611.7 sq. feet)

Newton Fallowell Estate Agents

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