



33 Hawthorn Close
Fishtoft, Boston

BROWN & CO



33 Hawthorn Close, Fishtoft, Boston, PE21 0QJ

A modern and well-presented semi-detached home, constructed in 2022 by Gleeson Homes and situated within a popular residential area of Fishtoft, enjoying excellent access to a range of local amenities.

The accommodation is immaculately presented throughout and comprises an entrance hall, cloakroom/WC, a comfortable living room, and a fitted kitchen to the ground floor. To the first floor are two well-proportioned bedrooms and a contemporary bathroom.

Externally, the property benefits from a driveway providing off-road parking to the front, while to the rear there is a neatly maintained and enclosed lawned garden, ideal for outdoor enjoyment.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, radiator.

WC

Double glazed window to side, wash basin, WC, radiator.

Living Room

Double glazed windows to front and side, stairs rising to first floor, radiator.

Kitchen

Double glazed window and entrance door to rear, stainless steel drainer sink, worktops, base and eye level storage units, integrated oven and gas hob with extractor over, spaces for fridge freezer and washing machine, tiled splash backs, under stairs storage cupboard, radiator.

First Floor

Landing - Loft access, radiator.

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to rear, storage cupboard, radiator.

Bathroom

Double glazed windows to side, WC, pedestal wash basin, bath with wall mounted shower unit over and glazed shower screen, extractor, radiator.

Outside

To the front is a gravelled garden with decorative shrubs, paved path leading to the front door and a driveway providing off street parking. Gated side access leads to a good sized rear garden mainly laid to lawn with gravelled seating area and decorative shrubs.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band A

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&coare required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble

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Energy performance certificate (EPC)		
33 Hawthorn Close Foston BOSTON PE21 0QJ	Energy rating B	Valid until: 31 October 2032
		Certificate number: 9640-3628-1890-2902-9125

Property type	Semi-detached house
Total floor area	62 square metres

Rules on letting this property

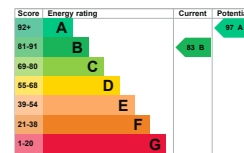
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



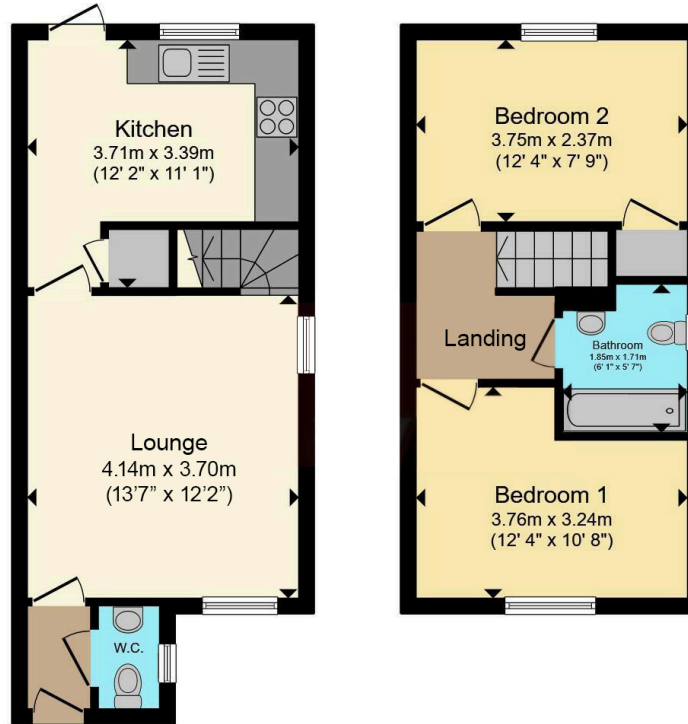
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60





Ground Floor

First Floor

Total floor area 59.3 sq.m. (639 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated