



62 Windsor Bank, Boston, PE21 0JA



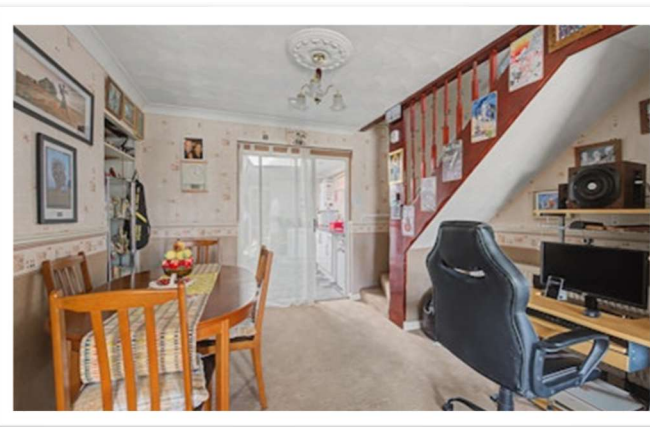
Freehold

£120,000



Key Features

- Mid terrace house
- Two bedrooms
- Lounge & dining room
- Fitted kitchen & bathroom
- Low maintenance front garden
- Enclosed rear courtyard
- Brick-built outbuilding
- EPC rating TBC





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.

ACCOMMODATION

Part glazed front entrance door to the:

LOUNGE

3.7m x 3.29m (12'1" x 10'10")

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

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

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

KITCHEN

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

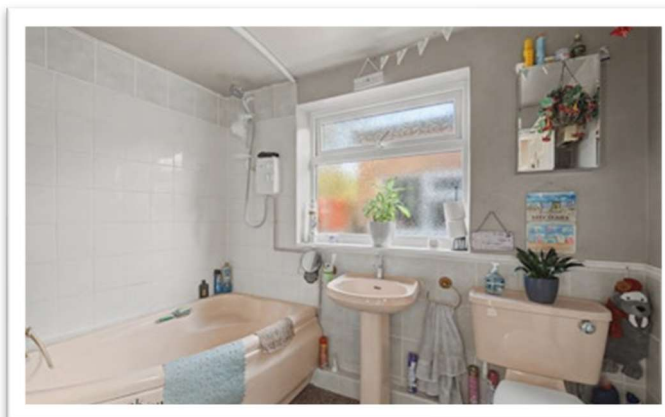
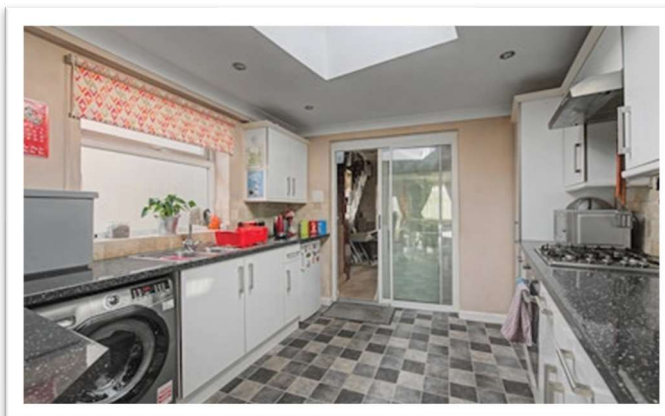
Having window to side elevation, large sky lantern, coved ceiling with inset ceiling spotlights, radiator and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, 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

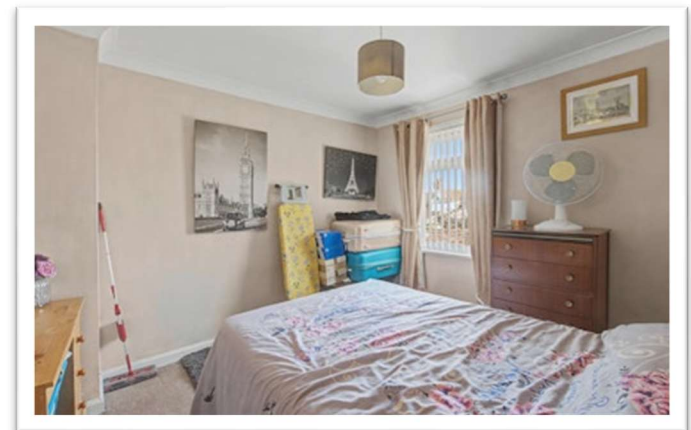
3.65m x 3.27m (12'0" x 10'8")

Having window to front elevation, coved ceiling and radiator.

BEDROOM TWO

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

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



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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.

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.

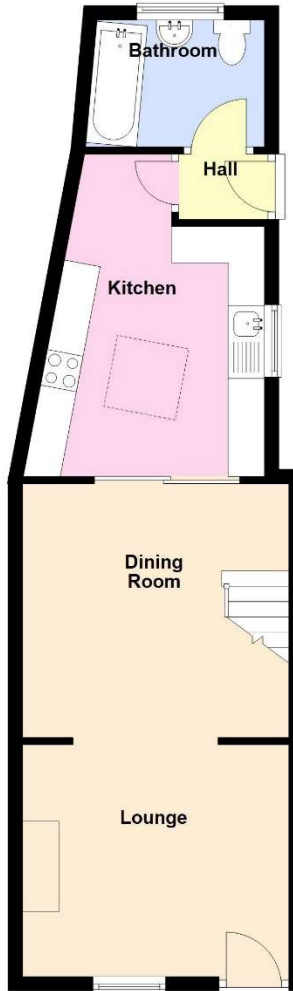
VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan

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)

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