NEWTON FALLOWELL

74 Cherry Walk, Boston - PE21 8AZ

£170,000

74 Cherry Walk

Boston

A semi-detached house in a popular residential location off Woodville Road. Having accommodation comprising: entrance hall, lounge and dining kitchen to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

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ACCOMMODATION
Part glazed entrance door with side screen through to the:

ENTRANCE HALL
Having coved ceiling, radiator, Karndean flooring and staircase rising to first floor.

LOUNGE
13' 0" x 10' 11" (3.95m x 3.33m)
Having window to front elevation, coved ceiling, radiator and gas fire.

DINING KITCHEN
16' 9" x 8' 11" (5.11m x 2.72m)
Having two windows & part glazed door to rear elevation, radiator and tiled floor.

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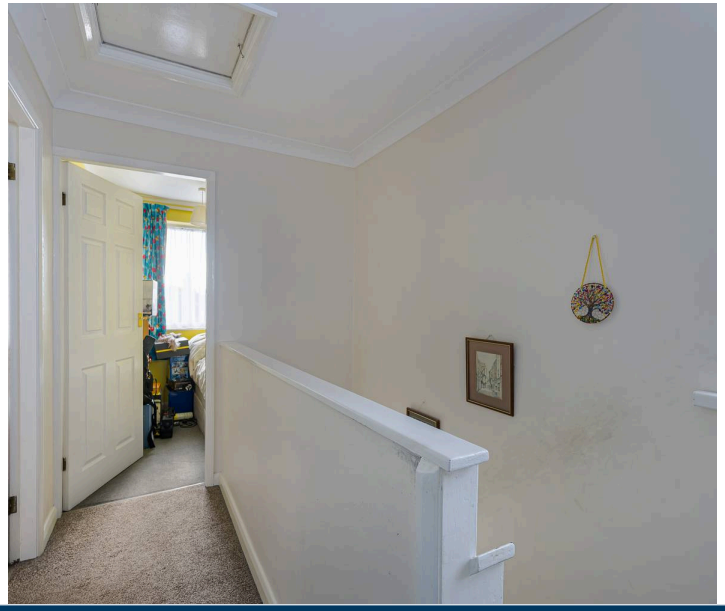
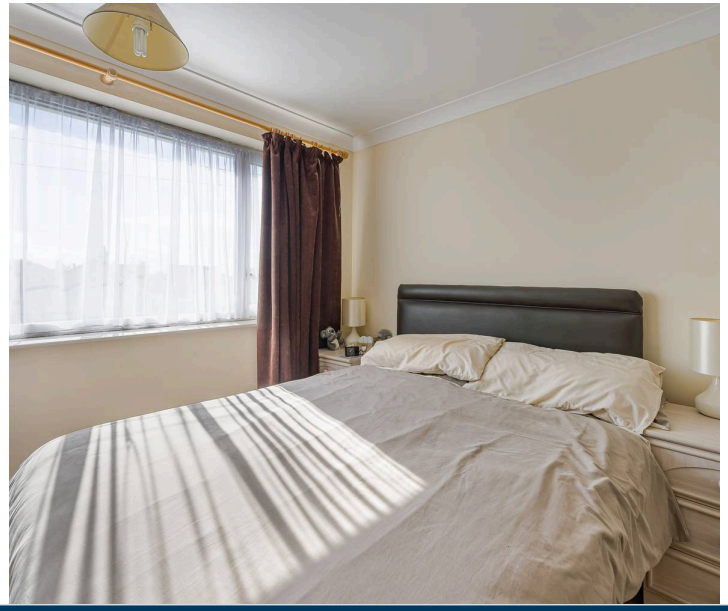
FIRST FLOOR LANDING
Having window to side elevation, coved ceiling and access to roof space.

BEDROOM ONE
11' 1" x 10' 8" (3.39m x 3.26m)
Having window to front elevation, coved ceiling and radiator.

BEDROOM TWO
10' 11" x 9' 4" (3.33m x 2.84m)
Having window to rear elevation, coved ceiling, radiator and built-in wardrobe.





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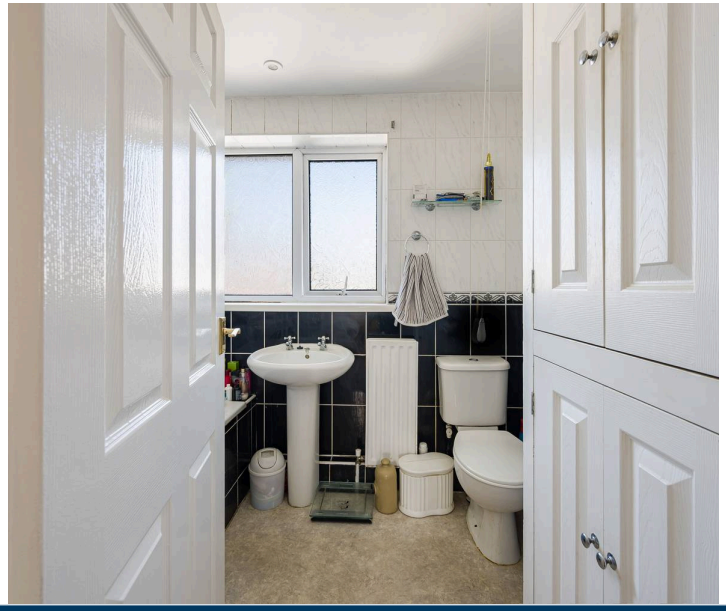

BEDROOM THREE
6' 6" x 6' 1" (1.98m x 1.85m)
Having window to front elevation, coved ceiling and radiator.

BATHROOM
Having window to side elevation, radiator, tiled floor, extractor and airing cupboard with shelving housing the gas fired boiler providing for both domestic hot water & heating. Fitted with a suite comprising: panelled bath with electric shower fitting over, close coupled WC and pedestal hand basin.

EXTERIOR
To the front of the property there is a lawned garden. A driveway to the side provides off-road parking and leads to the:

GARAGE
Of sectional concrete construction and having up-and-over door, light & power.

REAR GARDEN
Being enclosed and having a lawned garden with a patio area and large timber garden shed.

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SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band B.

LIFETIME LEGAL

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AGENT'S NOTES

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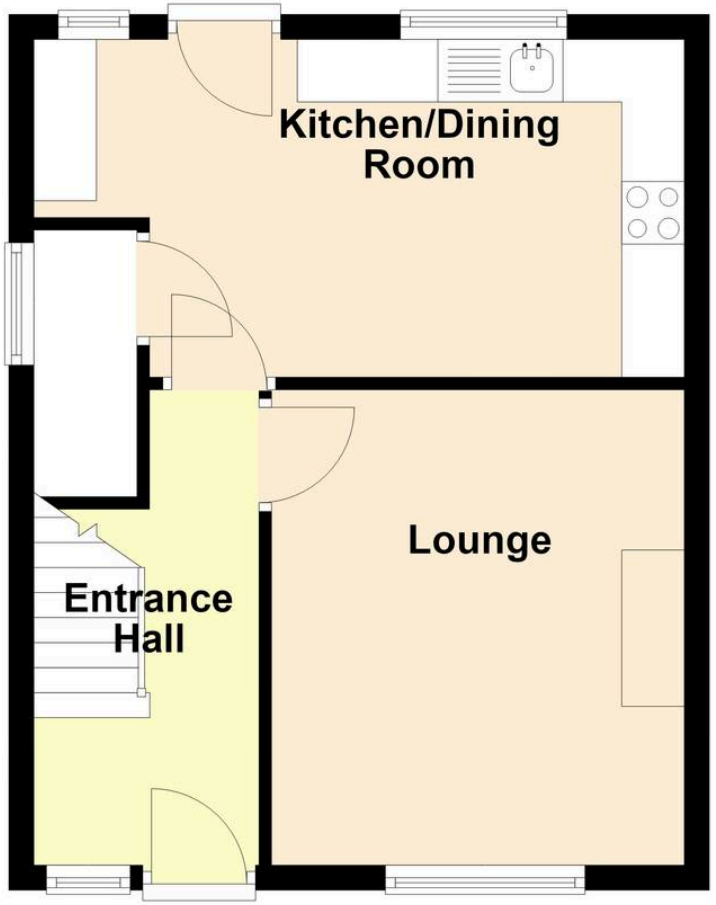
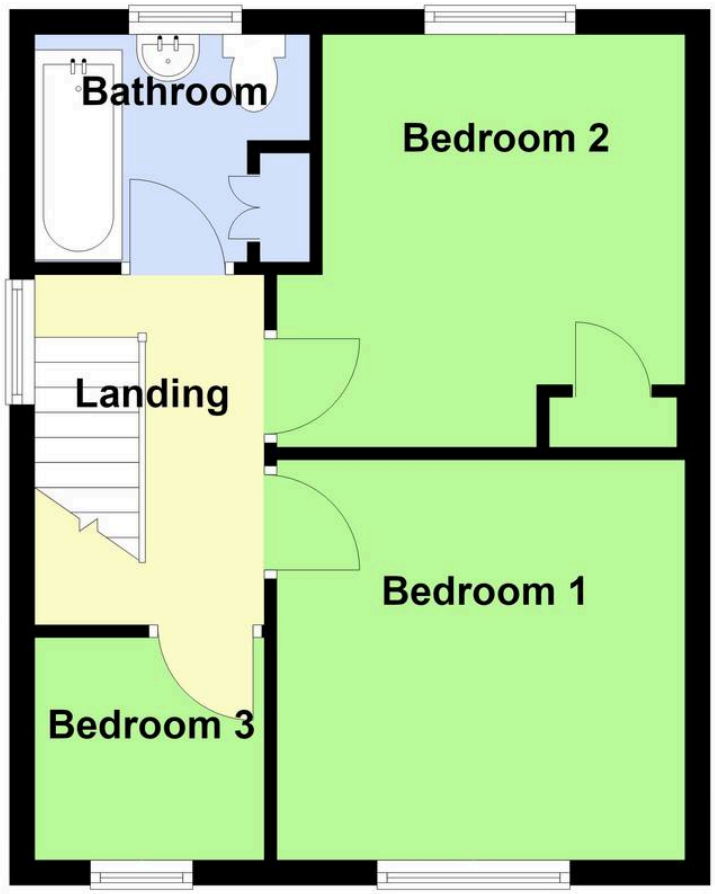
Ground Floor

Approx. 34.3 sq. metres (369.4 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.4 sq. feet)



Total area: approx. 68.6 sq. metres (738.8 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

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