





## 36 The Graylings

Boston

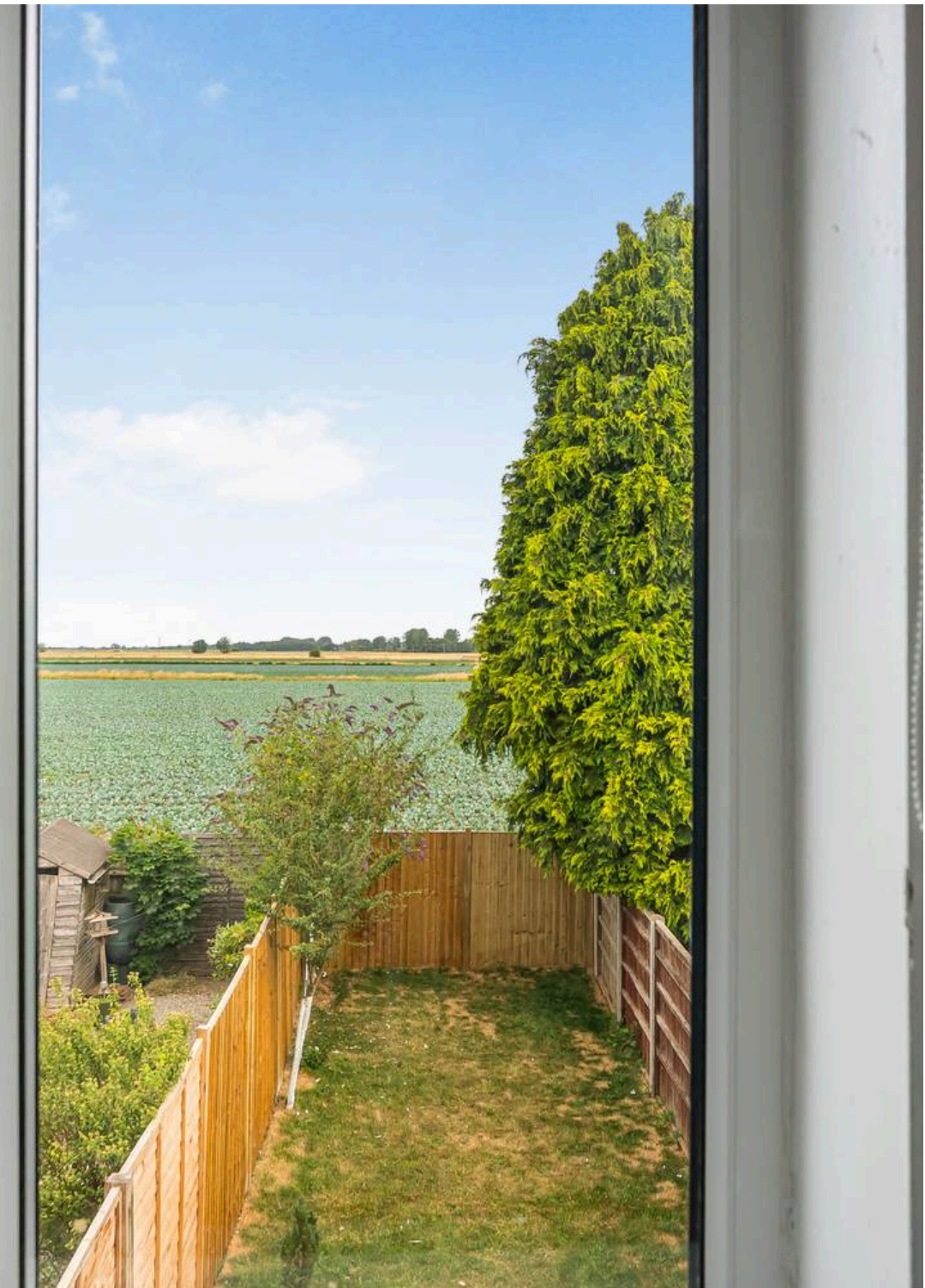
Perfect for first-time buyers or investors, this attractive mid-terrace home occupies a quiet cul-de-sac position on the edge of town, enjoying open field views to the rear. The accommodation comprises an entrance porch, comfortable lounge and fitted kitchen, with two bedrooms and a bathroom to the first floor. Outside there is off-road parking to the front and an enclosed rear garden. Further benefits include gas central heating and double glazing. This chain-free property presents an excellent opportunity to step onto the property ladder or expand a rental portfolio.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





## ACCOMMODATION

Part glazed front entrance door through to the:

## PORCH

Having window to side elevation and further door to the:

## LOUNGE

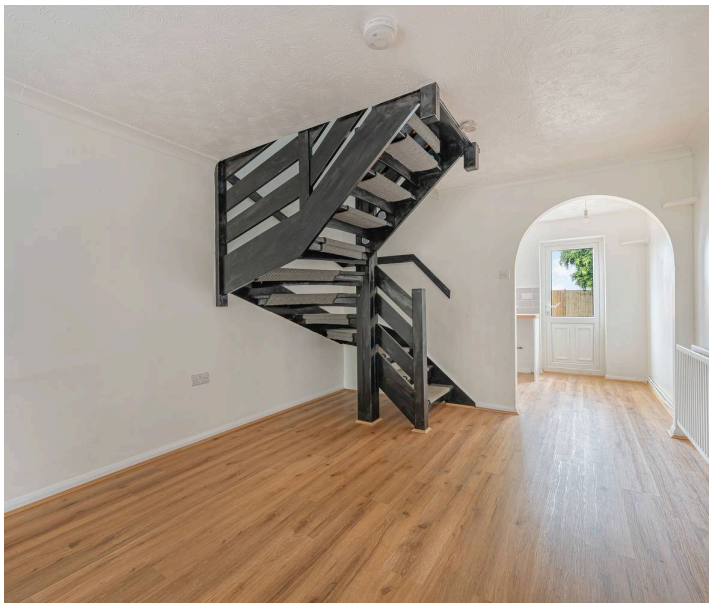
14' 7" x 11' 0" (4.44m x 3.35m)

Having bow window to front elevation, coved ceiling, radiator, laminate flooring and staircase rising to first floor. Archway to the:

## KITCHEN

11' 0" x 7' 2" (3.36m x 2.19m)

Having window & part glazed door to rear elevation and laminate flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with cupboards & drawers under, cupboards & glazed display units over. Further work surface return with inset electric hob, integrated electric oven, cupboard & drawer under.







### FIRST FLOOR LANDING

Having access to roof space and built-in cupboard.

### BEDROOM ONE

10' 11" x 8' 0" (3.34m x 2.43m)

Having two windows to front elevation, radiator and built-in cupboard.

### BEDROOM TWO

7' 2" x 6' 0" (2.19m x 1.84m)

Having window to rear elevation and radiator.

### BATHROOM

7' 3" x 4' 8" (2.21m x 1.41m)

Having window to rear elevation, radiator, laminate flooring, tiled splashbacks, extractor, panelled bath with mixer tap & hand held shower attachment, close coupled WC and pedestal hand basin.







## EXTERIOR

To the front of the property there is a gravelled area which provides off-road parking.

## REAR GARDEN

Being enclosed and having a gravelled area, paved patio and lawned garden beyond.

## 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

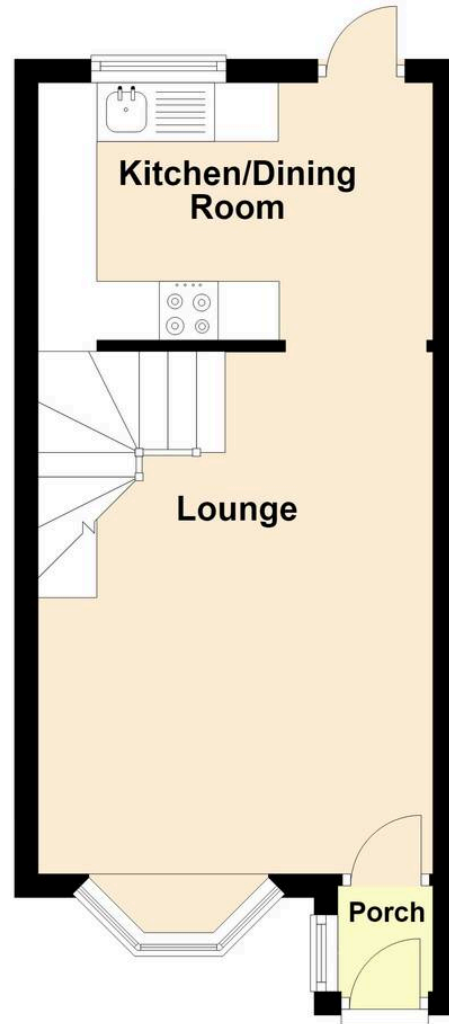
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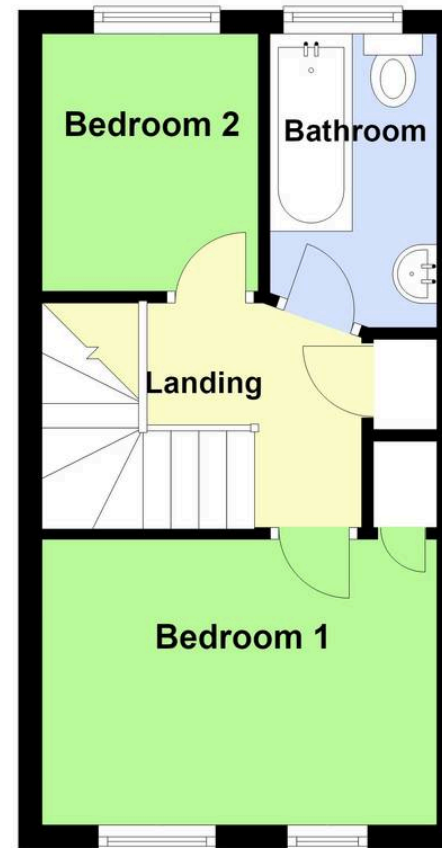
## Ground Floor

Approx. 23.5 sq. metres (253.2 sq. feet)



## First Floor

Approx. 22.6 sq. metres (242.9 sq. feet)



Total area: approx. 46.1 sq. metres (496.1 sq. feet)

## Newton Fallowell Estate Agents

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