



 **NEWTON**  
**FALLOWELL**

113 Ward Crescent, Fishtoft – PE21 0RH  
£115,000

# 113 Ward Crescent

Fishtoft, Boston

An end terrace bungalow on the outskirts of town. In need of a little updating and having accommodation comprising: porch, lounge/diner, inner hall, kitchen, two bedrooms and bathroom. Outside the property has an enclosed rear garden with a store. The property benefits from gas warm air heating, double glazing and solar panels. NO CHAIN

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





## ACCOMMODATION

Part glazed entrance door through to the:

## PORCH

Having windows to front & side elevations and further glazed door to the:

## LOUNGE/DINER

21' 9" x 10' 11" (6.63m x 3.33m)

(max) Having window to front elevation, sliding doors to rear elevation and coved ceiling.

## INNER HALL

Having access to roof space and built-in airing cupboard housing hot water cylinder with shelving.

## KITCHEN

13' 3" x 10' 11" (4.05m x 3.34m)

(max) Having window & part glazed door to rear elevation, coved ceiling, built-in cupboard. serving hatch to dining area and gas fired boiler providing for warm air heating. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboard, tray recess, space & plumbing for automatic washing machine under. Work surface return with cupboard & drawers under, cupboards over. Further work surface return with inset gas hob, cupboards & drawers under, cupboards & concealed extractor over, tall unit to side housing integrated electric double oven with cupboards under & over.





 **NEWTON FALLOWELL**



**BEDROOM ONE**

9' 8" x 8' 6" (2.95m x 2.60m)

Having window to front elevation, coved ceiling, fitted wardrobes to either side of double bed space with bedside cabinets and fitted dressing table & drawers.

**BEDROOM TWO**

10' 10" x 7' 5" (3.30m x 2.25m)

Having window to front elevation and coved ceiling.

**BATHROOM**

Having window to side elevation, coved ceiling, tiled splashbacks, panelled bath, low level WC and hand basin with cupboard under.





### **EXTERIOR**

To the front of the property there is a lawned area. Gated access leads to the rear garden which is enclosed and laid to lawn with concrete footpaths, borders, greenhouse & shed. (Please note that there is a right of way for neighbouring properties)

### **STORE**

9' 0" x 5' 1" (2.74m x 1.56m)  
(max) With rear entrance door, window to rear and solar panel controls.

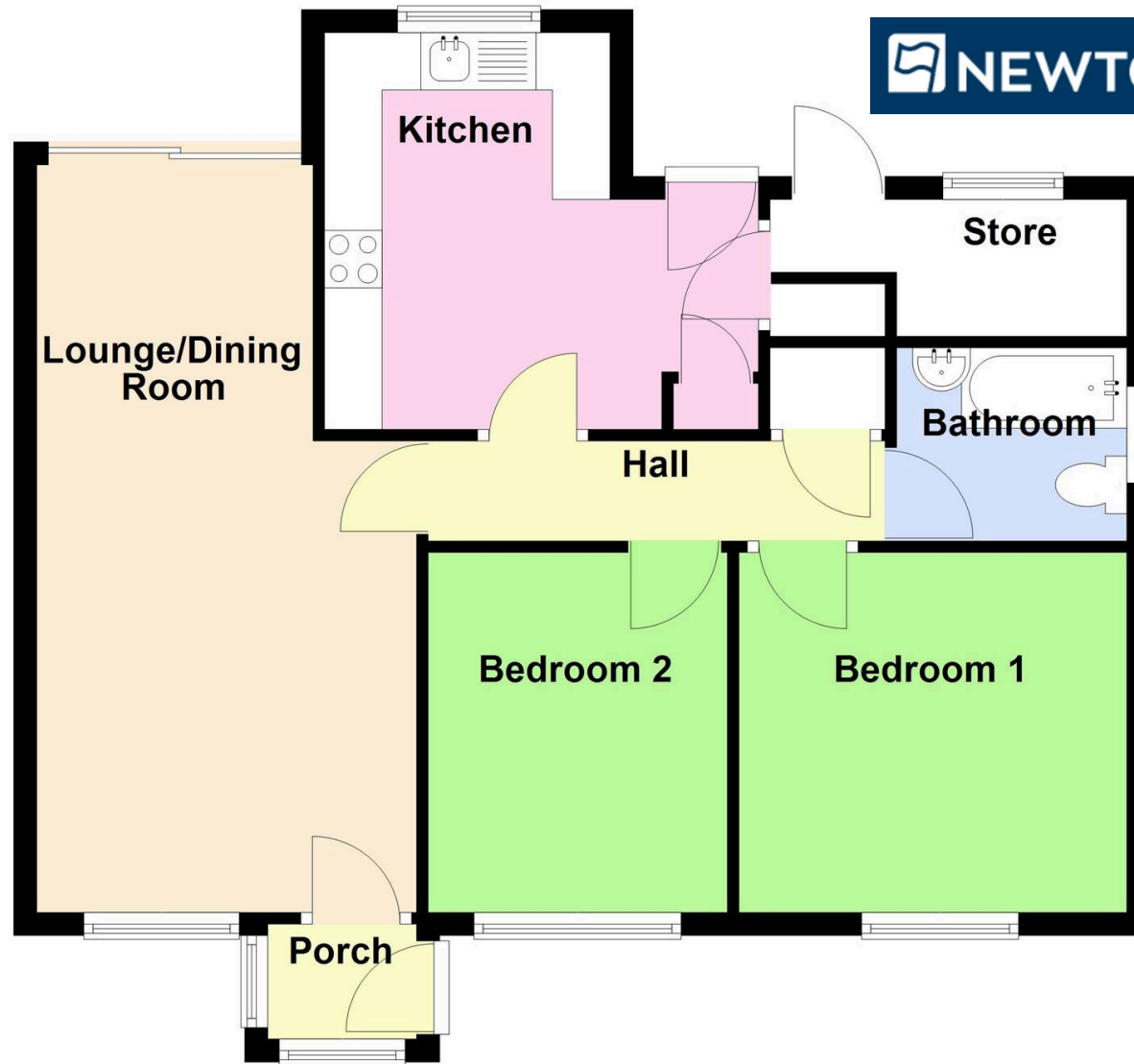
### **SERVICES**

The property has mains gas, electricity, water and drainage connected. Heating is via gas fired warm air heating and the property is double glazed. The current council tax is band A. The property also has solar panels which are owned.

### **LIFETIME LEGAL**

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





Total area: approx. 64.5 sq. metres (694.1 sq. feet)

## Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • [boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk) • [www.newtonfallowell.co.uk/boston](http://www.newtonfallowell.co.uk/boston)

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.