NEWTON FALLOWELL

36 The Graylings, Boston - PE21 8EB

£119,950

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.

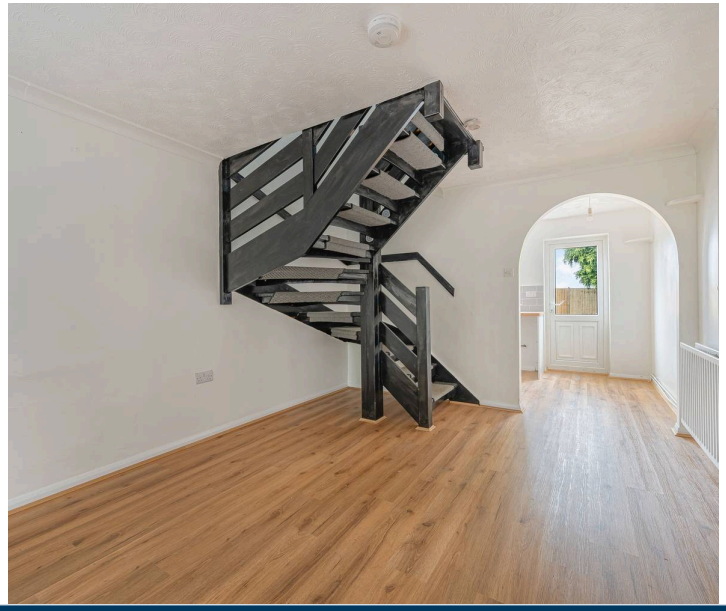
Council Tax band: A

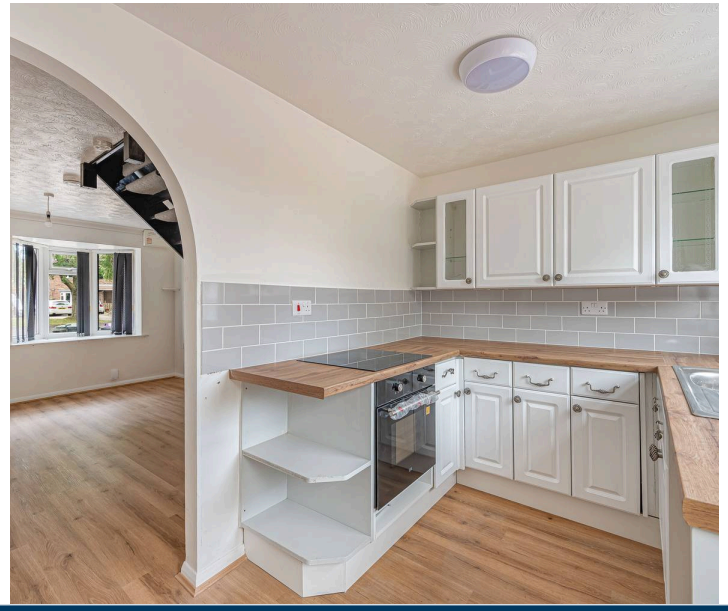
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

NEWTON FALLOWELL





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.

NEWTON FALLOWELL

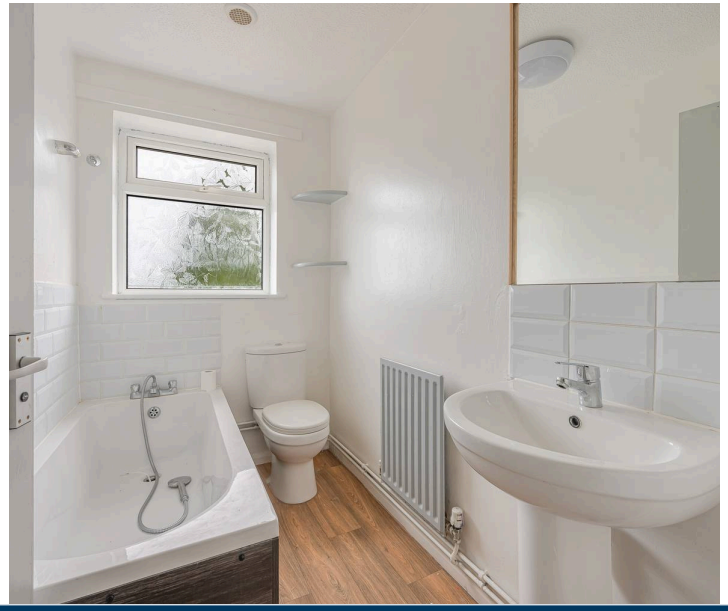
NEWTON FALLOWELL

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.



NEWTON FALLOWELL

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.

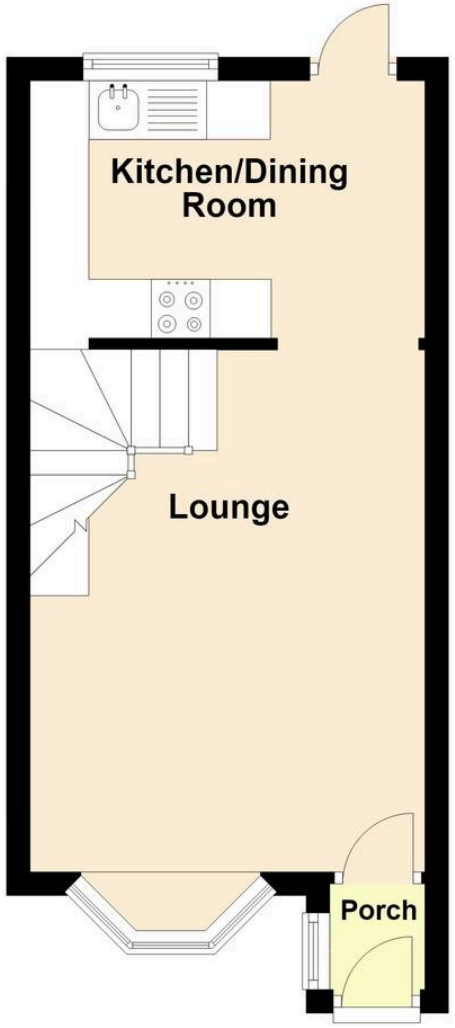
LIFETIME LEGAL

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.

NEWTON FALLOWELL

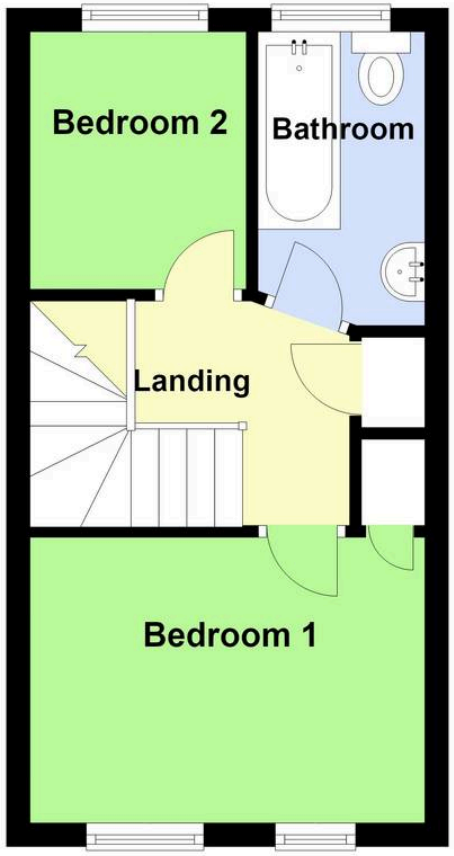
Ground Floor

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

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • 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.