



55 Curlew Road, Wyberton, Boston, PE21 7FF



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Freehold

£66,500 UNDER FIRST HOME SCHEME



Key Features

- FIRST HOME SCHEME
- End terrace house
- One bedroom
- Open plan lounge/kitchen/diner
- Shower room
- Allocated parking space
- Gas central heating & double glazing
- EPC rating B – NO CHAIN



**Offered for sale under the First Home Scheme
30% discount applied to the price (£66,500 is the discounted price)**

This modern end-terrace home is perfectly positioned on a new development on the edge of town, offering a peaceful setting with easy access to local amenities. The property features a bright and stylish open-plan lounge/kitchen/diner with a fitted kitchen, along with a convenient ground-floor cloakroom. Upstairs, you'll find a comfortable bedroom and a contemporary shower room. Outside, the home benefits from an allocated parking space, while gas central heating and double glazing ensure comfort and efficiency throughout. NO CHAIN

FIRST HOME SCHEME

This property is marketed under the First Home Scheme with a 30% discount to first time buyers who have an income of less than £80k per annum. The full details are contained within the application form which can be found at our office.

ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

OPEN PLAN LOUNGE/KITCHEN/DINER

4.85m x 3.83m (15'11" x 12'7")

Having windows to front & side elevations, radiator, smoke alarm, wood effect flooring and staircase rising to first floor. The kitchen is fitted with a range of base & wall units with work surfaces & upstands comprising: composite sink with drainer & mixer tap inset to work surface, cupboards & integrated automatic washing machine under. Work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, cupboards & stainless steel cooker hood over.

CLOAKROOM

Having radiator, extractor, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.

FIRST FLOOR LANDING

Having radiator, access to roof space, smoke alarm and airing cupboard housing gas fired combination boiler providing for both domestic hot water & heating.

BEDROOM

4.09m x 2.68m (13'5" x 8'10")

(max) Having two windows to front elevation, radiator and fitted wardrobes.

SHOWER ROOM

Having window to side elevation, radiator, extractor, wood effect flooring, fully tiled shower enclosure with mixer shower fitting, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.

EXTERIOR

The property has an allocated parking space.

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 A.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

This property is subject to a Grant of Probate which has been issued.

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 whatever in relation to this property.

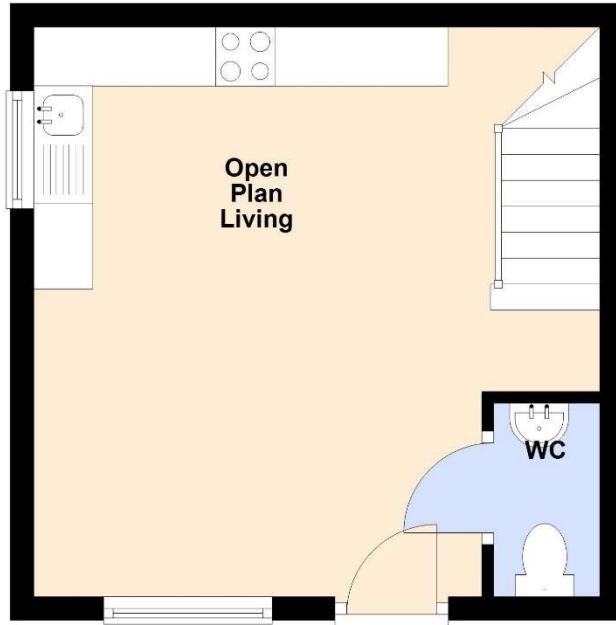
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



Floorplan

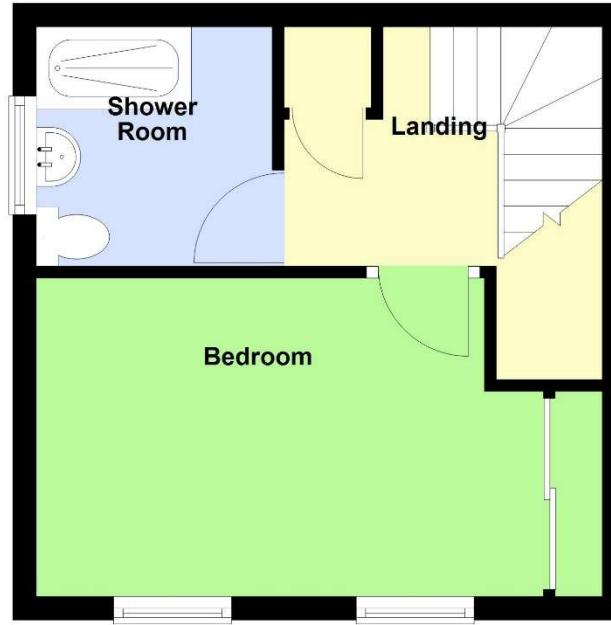
Ground Floor

Approx. 23.2 sq. metres (249.5 sq. feet)



First Floor

Approx. 23.2 sq. metres (249.5 sq. feet)



Total area: approx. 46.4 sq. metres (499.1 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk