



37 James Street

Boston

Ideal for first-time buyers, investors or those looking to downsize, this terraced home enjoys a convenient location within easy reach of local amenities. The accommodation comprises a lounge, separate dining room and fitted kitchen to the ground floor, with two bedrooms and a bathroom to the first floor. Outside, the property benefits from an enclosed rear garden, gas central heating and double glazing throughout. Offered for sale with *no onward chain*, making it an excellent opportunity for a straightforward purchase.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

Part glazed entrance door through to the:

LOUNGE

11' 10" x 11' 2" (3.60m x 3.40m)

Having window to front elevation, radiator, built-in cupboard to alcove and tiled fireplace. Small pane glazed door to the:

DINING ROOM

13' 9" x 11' 10" (4.20m x 3.60m)

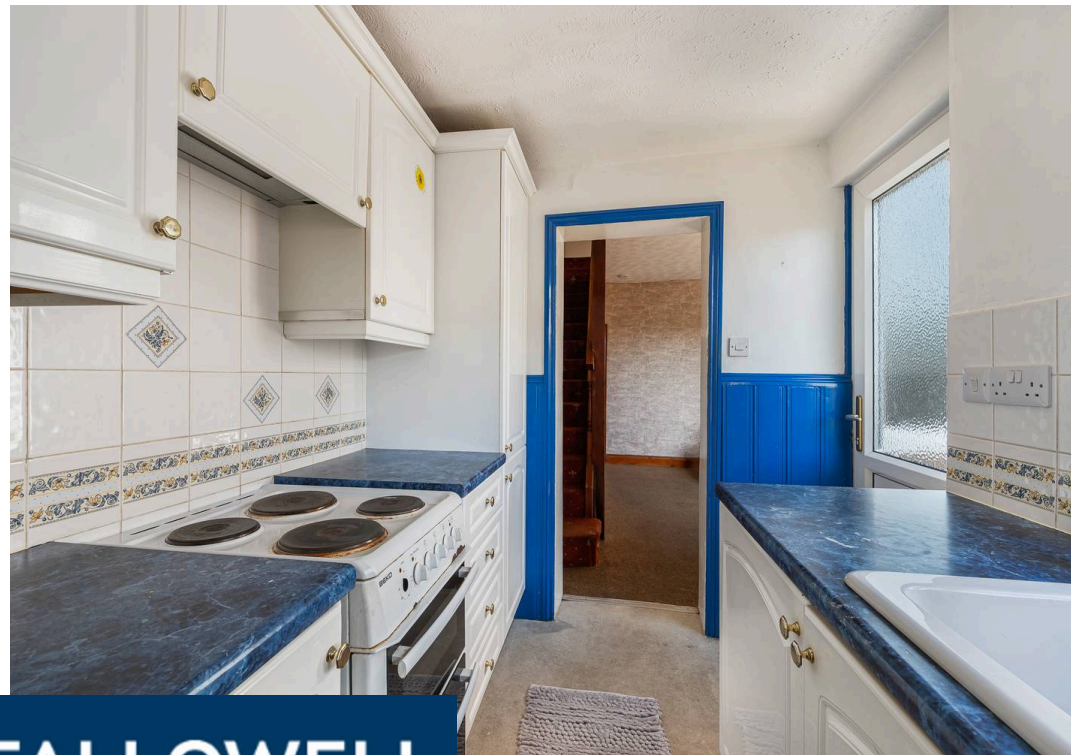
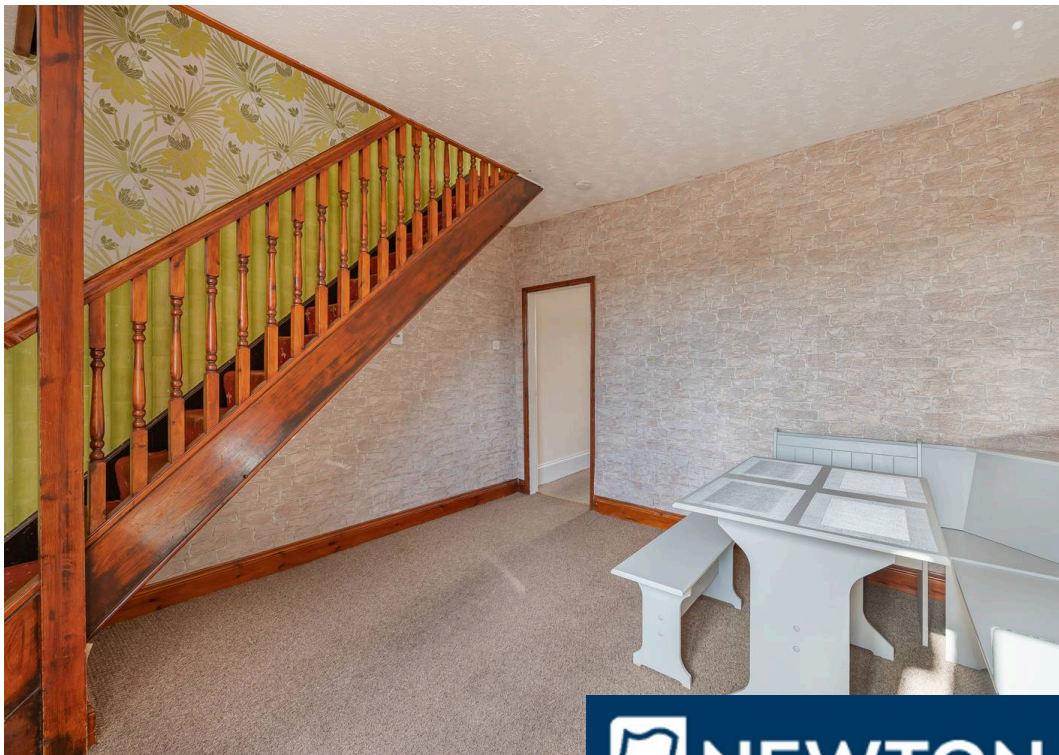
Having window to rear elevation, radiator and staircase rising to first floor.

KITCHEN

11' 6" x 6' 7" (3.50m x 2.00m)

Having window & part glazed door to side elevation and 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, cupboards, space & plumbing for automatic washing machine under. Work surface return with cupboard under, cupboards & open-ended shelving over, space for upright fridge/freezer with cupboard over to side. Further work surface with space for electric cooker, cupboards & drawers under, cupboards & concealed extractor over, tall unit to side.





 **NEWTON FALLOWELL**



FIRST FLOOR LANDING

Having dado rail and access to roof space.

BEDROOM ONE

15' 5" x 11' 2" (4.70m x 3.40m)

Having window to front elevation, radiator and ceiling fan/light fitting.

BEDROOM TWO

13' 9" x 9' 6" (4.20m x 2.90m)

Having window to rear elevation, radiator and ceiling fan/light fitting.

BATHROOM

11' 2" x 6' 7" (3.40m x 2.00m)

Having window to rear elevation, radiator, tiled walls, vinyl flooring and built-in airing cupboard housing gas fired boiler providing for both domestic hot water & heating. Fitted with a suite comprising: panelled bath with mixer tap & hand-held shower attachment, close coupled WC and pedestal hand basin.





EXTERIOR

A passageway to the side of the property leads to gated access to the:

REAR GARDEN

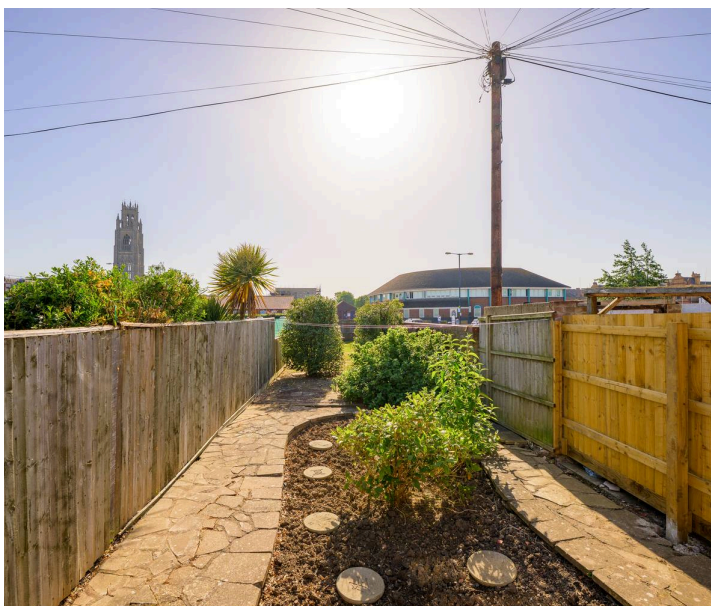
Being enclosed and having a courtyard with brick-built outbuilding, bin storage and a brick-built barbecue leading to a crazy paved area with a central bed stocked with shrubs and a lawned garden beyond.

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.

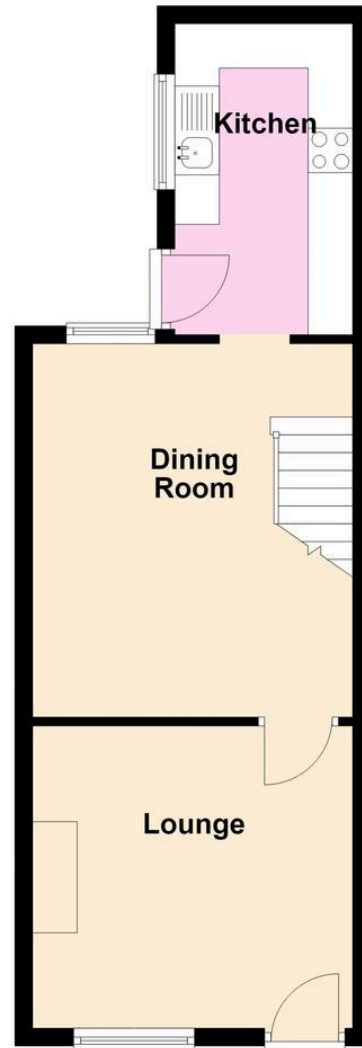
LIFETIME LEGAL

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.



Ground Floor

Approx. 34.9 sq. metres (375.9 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



Total area: approx. 78.5 sq. metres (845.3 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.