

NEWTON FALLOWELL

11 Brewster Road, Boston - PE21 0DY

£165,000

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Boston

Beautifully Presented Three Bedroom Home

An attractively presented end-terrace home, offering stylish and well-maintained accommodation at an appealing price. Enjoying an attractive outlook over a green area to the front and conveniently positioned within walking distance of St Nicholas Primary School, the property is ideal for first-time buyers, young families or those looking to take their next step on the property ladder.

The accommodation comprises an entrance hall, separate WC and dining kitchen to the ground floor, with three bedrooms and a bathroom to the first floor. Outside, there is a lawned front garden, driveway providing off-road parking, car port and an enclosed rear garden. Further benefits include gas central heating and double glazing.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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ACCOMMODATION
Front entrance door to the:

ENTRANCE HALL
Having coved ceiling, radiator, tiled floor and staircase rising to first floor.

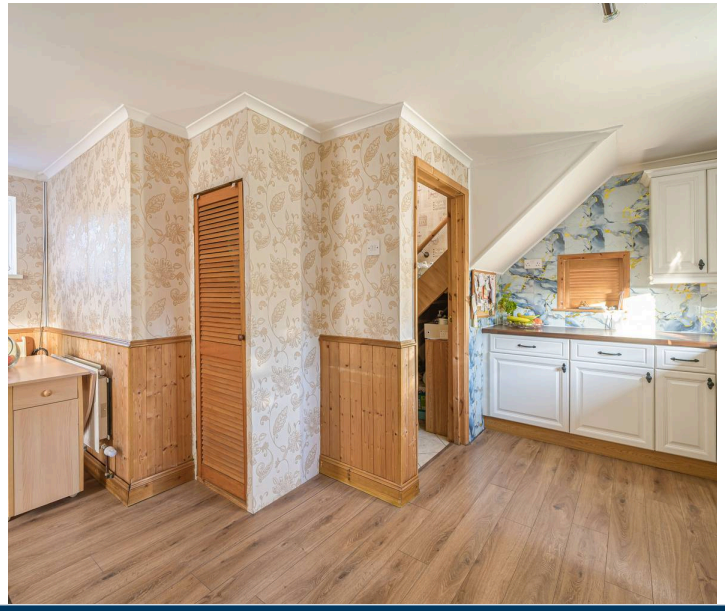
CLOAKROOM
Having window to front elevation, radiator, tiled floor and low level WC.

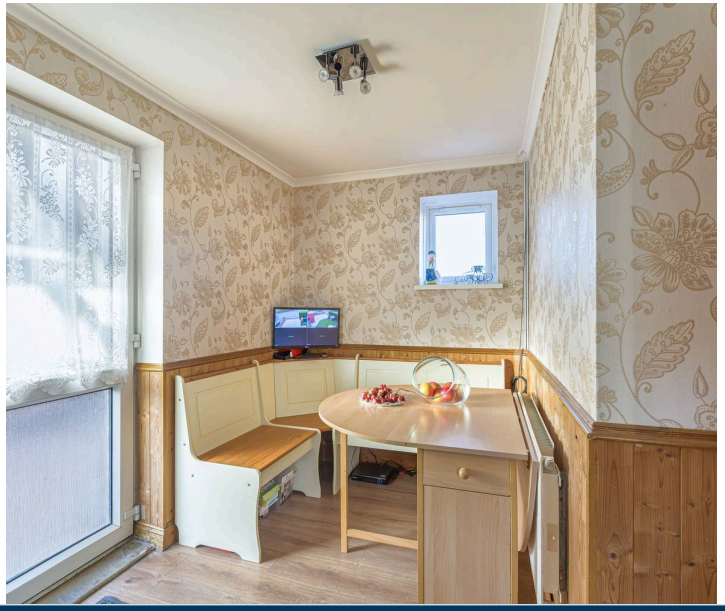
LOUNGE
16' 11" x 11' 6" (5.16m x 3.50m)
Having windows to front & rear elevations, coved ceiling with ceiling fan/light fitting, radiator, wood effect laminate flooring, serving hatch to kitchen and feature chimney breast with inset gas fire and downlighters.

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DINING KITCHEN
16' 10" x 15' 3" (5.14m x 4.64m)
(max) Having windows to front & rear elevations, glazed door to side elevation, coved ceiling, radiator and wood effect laminate flooring. Kitchen area fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap & electric hob inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under, cupboards & concealed extractor over. Work surface return with cupboards & drawers under, cupboards over, tall unit to side housing integrated electric oven with drawers under, cupboards over and space for upright fridge/freezer to side. Further work surface return with cupboards & drawers under. The dining area has pine panelling to dado height and fitted benches.



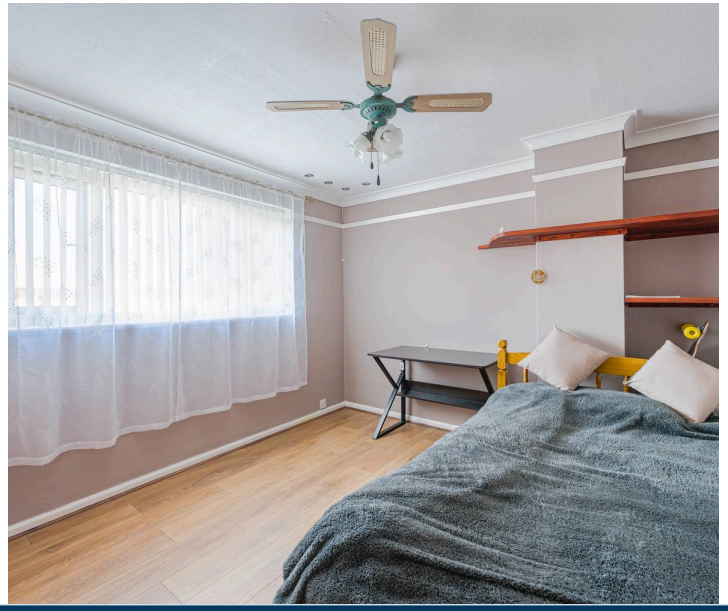




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FIRST FLOOR LANDING
Having window to rear elevation, coved ceiling and wood effect laminate flooring.

BEDROOM ONE
11' 8" x 10' 3" (3.56m x 3.12m)
Having window to front elevation, coved ceiling with ceiling fan/light fitting, radiator, wood effect laminate flooring and built-in wardrobe.

BEDROOM TWO
11' 11" x 10' 3" (3.64m x 3.12m)
Having window to front elevation, coved ceiling, radiator, wood effect laminate flooring and built-in wardrobe.

BEDROOM THREE
8' 11" x 7' 6" (2.72m x 2.28m)
Having window to rear elevation, coved ceiling and radiator.

BATHROOM
8' 6" x 6' 3" (2.60m x 1.90m)
Having window to rear elevation, coved ceiling with inset ceiling spotlights, heated towel rail, wood effect tiled floor, built-in airing cupboard, tiled splashbacks, panelled bath with mixer tap & hand held shower attachment and leaf-shaped glass counter basin with mixer tap on vanity surface with drawers under and mirror over.

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EXTERIOR

To the front of the property there is a shaped lawn with a resin granite chip & paved footpath leading to the front entrance door. A resin granite chip driveway provides off-road parking and leads to a large car port accessed via an electric door to the front.

REAR GARDEN

Being enclosed and laid to lawn with a gravelled area, garden shed and resin granite chip & paved seating area.

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.

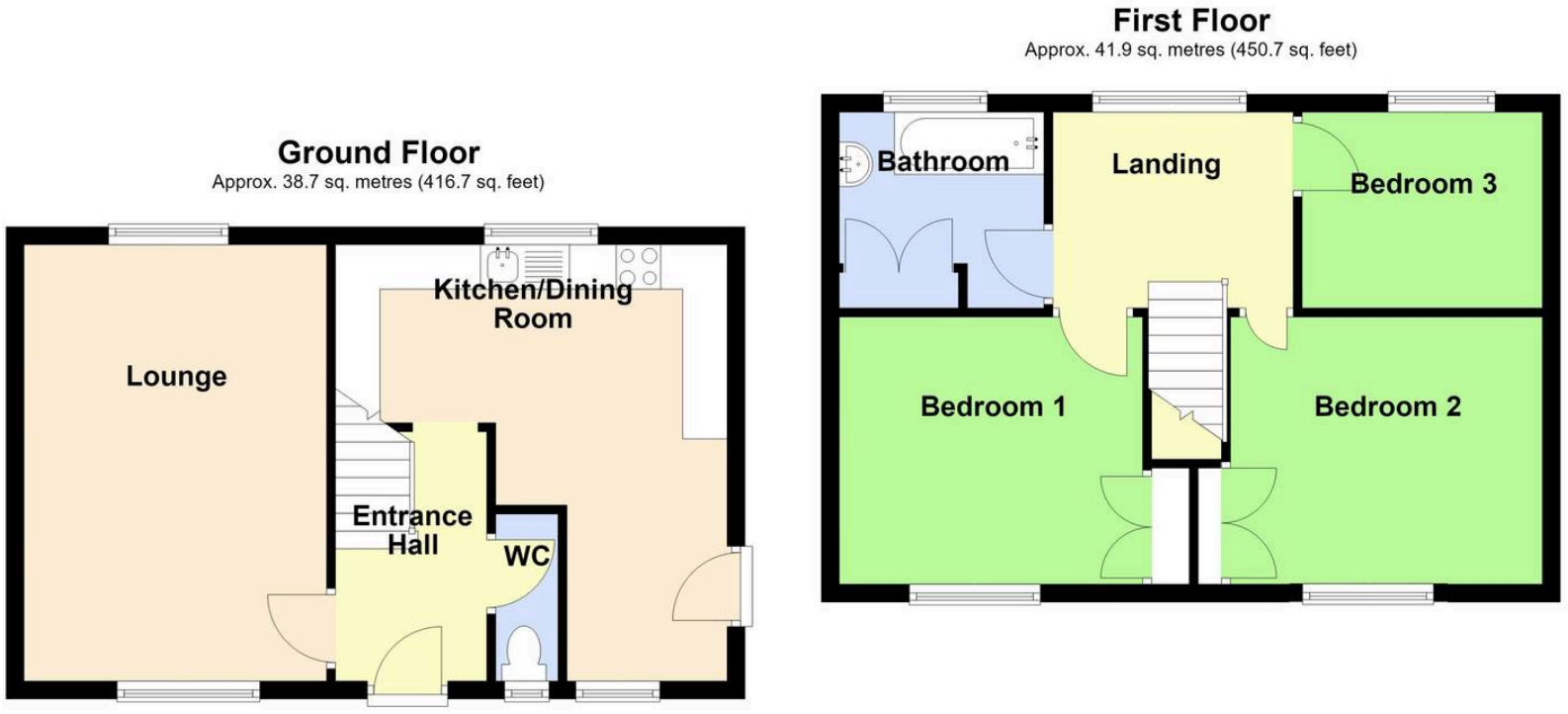
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Total area: approx. 80.6 sq. metres (867.3 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

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