



 **NEWTON**  
**FALLOWELL**

30 Edwin Street, Boston – PE21 8TE  
£100,000

# 30 Edwin Street

Boston

An end terrace house overlooking the River Witham to the front. In need of a little updating and having accommodation comprising: lounge, hall, sitting/dining room, kitchen, rear hall and shower room to ground floor. Three bedrooms to first floor. Outside the property has a front garden and there is an enclosed courtyard to the rear. NO CHAIN

Council Tax band: A

Tenure: Freehold

EPC: TBC

- End terrace house
- Three bedrooms
- Lounge & dining/sitting room
- Kitchen & shower room
- Front garden
- Enclosed rear courtyard
- Overlooking the River Witham to front
- NO CHAIN





## ACCOMMODATION

Part glazed side entrance door through to the:

### ENTRANCE HALL

Having staircase rising to first floor.

### LOUNGE

14' 1" x 12' 1" (4.29m x 3.68m)

Having bay window to front elevation, coved ceiling, dado rail and fireplace with marble back & hearth, inset gas fire and wooden surround.

### SITTING/DINING ROOM

12' 1" x 11' 3" (3.68m x 3.44m)

Having window to rear elevation, coved ceiling, dado rail, understairs storage cupboard and fireplace with marble back & hearth, inset electric fire and wooden surround.

### KITCHEN

Having window to rear elevation, coved ceiling and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink inset to work surface, space for gas cooker, cupboards under. Further work surface with cupboards, drawers & space for fridge under, cupboards over and tall cupboard unit to side.

### REAR HALL

Having part glazed door to side elevation, tiled floor and door to the:

### SHOWER ROOM

Having window to side elevation, part tiled walls, storage cupboard, fully tiled shower enclosure with electric shower fitting, close coupled WC and hand basin.



## FIRST FLOOR LANDING

### BEDROOM ONE

13' 5" x 12' 1" (4.09m x 3.68m)

Having bay window to front elevation.

### BEDROOM TWO

11' 5" x 12' 2" (3.49m x 3.70m)

Having window to rear elevation, built-in cupboard and door to:

### BEDROOM THREE

13' 9" x 7' 7" (4.19m x 2.31m)

Having window to rear elevation and airing cupboard housing hot water cylinder.





#### **EXTERIOR**

To the front of the property there is an enclosed garden.

#### **REAR**

Being enclosed with a rear access gate and concreted for ease of maintenance. Having a brick-built outbuilding and a garden shed.

#### **SERVICES**

The property has mains gas, electricity, water and drainage connected. The current council tax is band A.

#### **LIFETIME LEGAL**

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**Ground Floor**  
Approx. 45.3 sq. metres (487.5 sq. feet)



**First Floor**  
Approx. 41.0 sq. metres (441.6 sq. feet)



Total area: approx. 86.3 sq. metres (929.1 sq. feet)

## Newton Fallowell Estate Agents

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