



39 Old Iron Way, Boston, PE21 9EQ



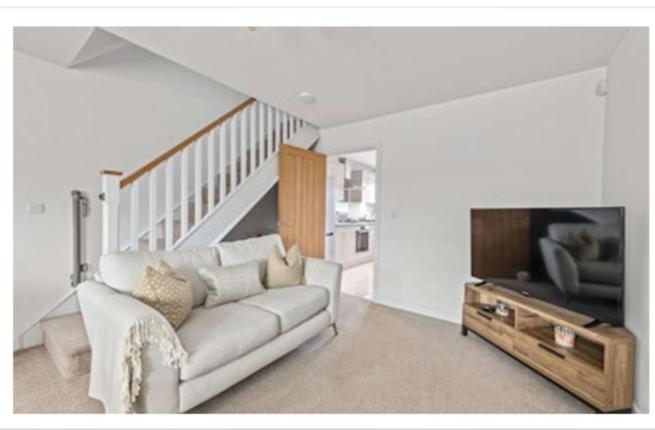
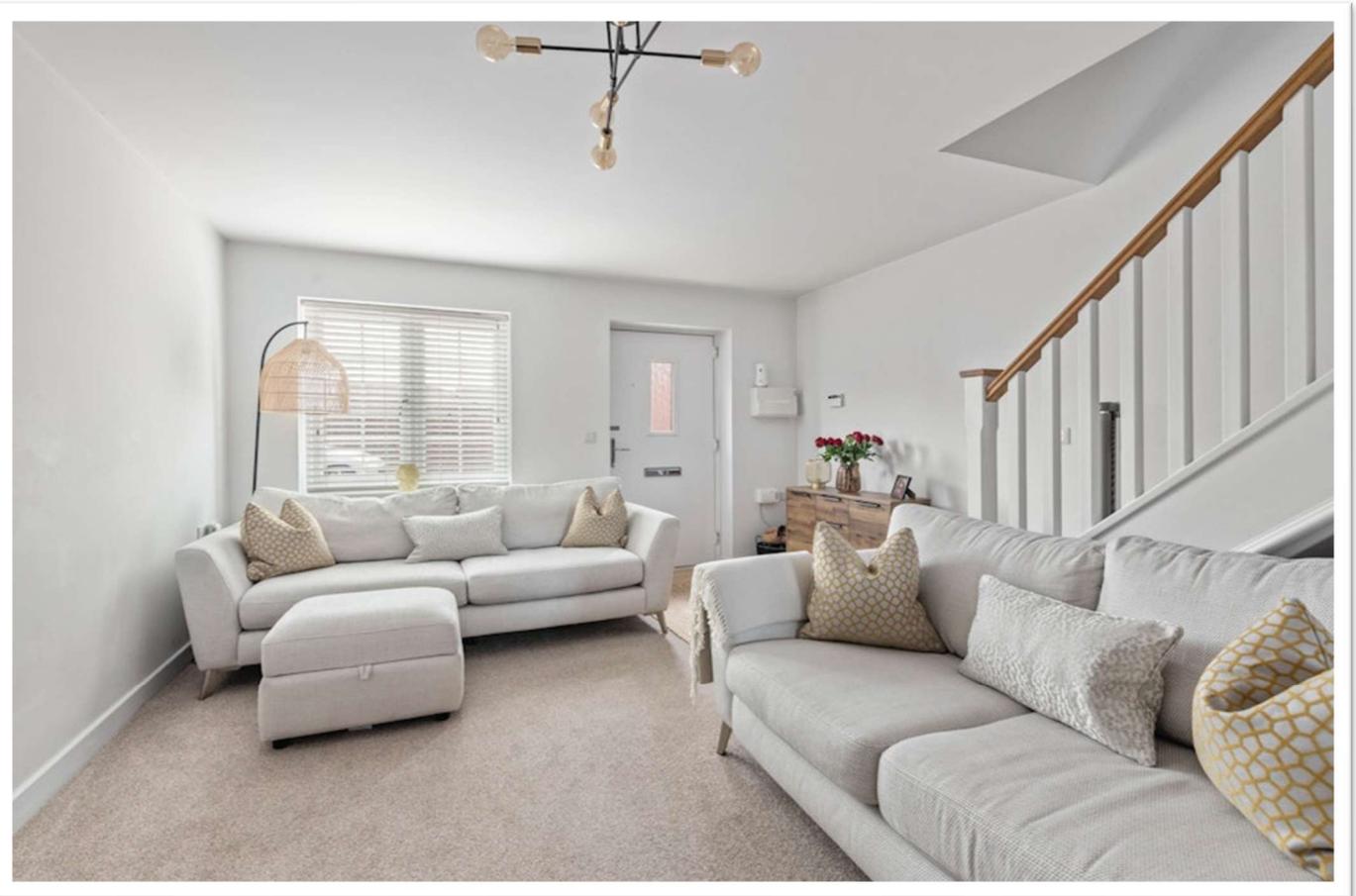
Freehold

Offers over £160,000



## Key Features

- End-terraced house
- Two double bedrooms
- Kitchen diner
- Cloakroom & bathroom
- Allocated parking space
- Enclosed rear garden
- EPC rating B





Modern End-Terrace Home in a Sought-After Location Nestled in a popular residential area, this stylish end-terrace house offers comfortable, well-planned living space ideal for first-time buyers, downsizers or investors.

The ground floor features a welcoming lounge, a contemporary dining kitchen perfect for entertaining and a convenient cloakroom. Upstairs, you'll find two well-proportioned bedrooms and a modern family bathroom.

Outside, the property enjoys an allocated parking space and a private, enclosed rear garden, perfect for relaxing or outdoor dining. Additional benefits include gas central heating and double glazing, ensuring year-round comfort and energy efficiency.



#### ACCOMMODATION

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

#### LOUNGE

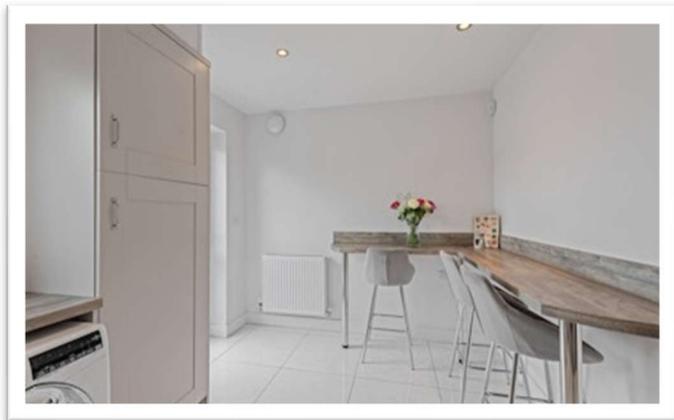
4.84m x 3.84m (15'11" x 12'7")

Having window to front elevation, radiator, television aerial & telephone connection points and staircase rising to first floor.

#### DINING KITCHEN

3.83m x 3.7m (12'7" x 12'1")

(max) Having window & part glazed door to rear elevation, radiator, tiled floor and television aerial connection point. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under, tall unit to side housing gas fired combination boiler providing for both domestic hot water & heating. Work surface return with inset gas hob, cupboards, drawers & integrated electric oven under, cupboards & stainless steel cooker hood over, space for upright fridge/freezer to side.



#### CLOAKROOM

Having window to side elevation, radiator, tiled floor, extractor, close coupled WC and pedestal hand basin.

## FIRST FLOOR LANDING

Having radiator, smoke alarm and access to roof space.

## BEDROOM ONE

3.85m x 3.69m (12'7" x 12'1")

(max) Having window to front elevation, radiator, television aerial connection point, built-in storage cupboard and fitted wardrobes with sliding doors.

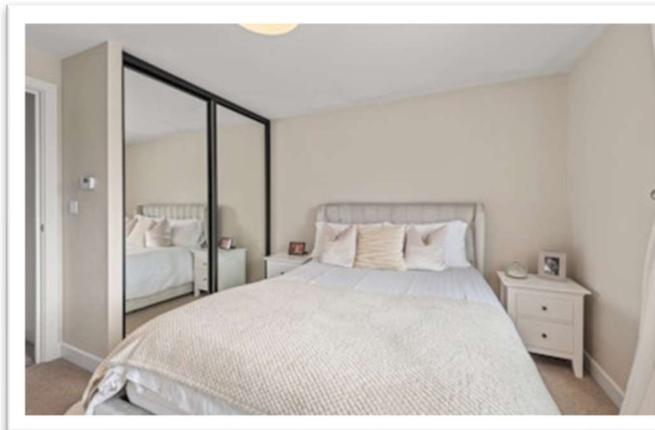
## BEDROOM TWO

3.83m x 2.7m (12'7" x 8'11")

Having window to rear elevation and radiator.

## BATHROOM

Having window to side elevation, heated towel rail, tiled splashbacks, extractor and shaver point. Fitted with a suite comprising: shaped bath with mixer shower fitting over, close coupled WC and pedestal hand basin.



### EXTERIOR

To the front of the property there is a small lawned garden. The property also has one allocated parking space.

### REAR GARDEN

Being enclosed with side access. Having a large paved patio & footpath, artificial grass area and garden shed.

### 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.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

### AGENT'S NOTES

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.

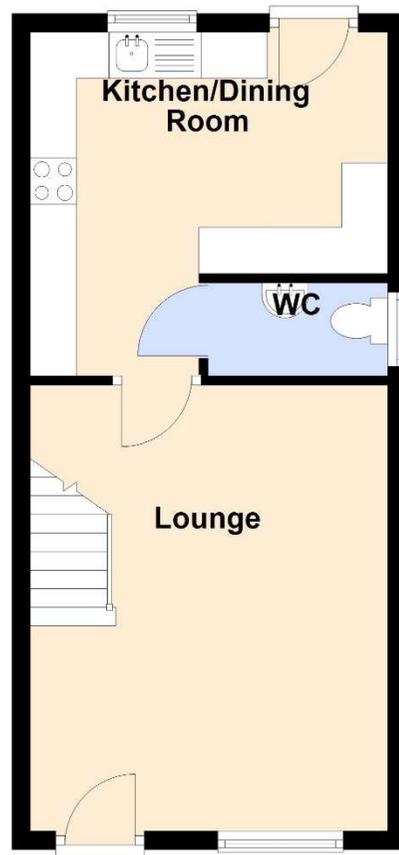
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## Floorplan

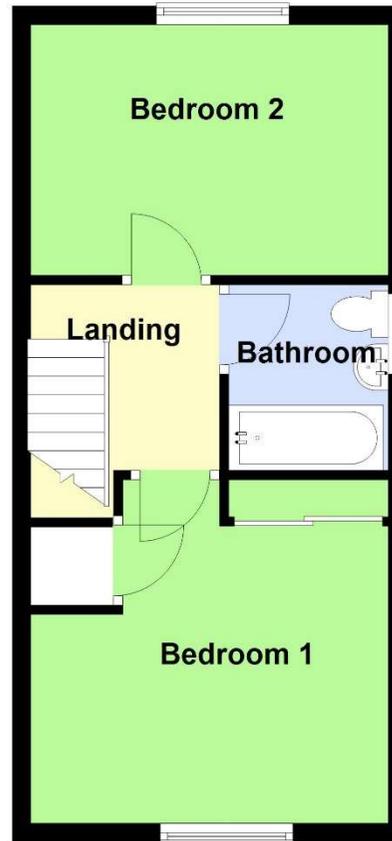
### Ground Floor

33.4 sq. metres (359.2 sq. feet)



### First Floor

Approx. 33.4 sq. metres (359.2 sq. feet)



Total area: approx. 66.7 sq. metres (718.3 sq. feet)



 **NEWTON FALLOWELL**

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