



25 Broadfield Street, Boston, PE21 8XA



3



1



1

Freehold

£95,000

 3  1  1

Key Features

- Mid terrace house
- Three bedrooms
- Lounge/diner & kitchen
- Bathroom with separate shower
- Enclosed rear courtyard
- Gas central heating & double glazing
- EPC rating D
- NO CHAIN



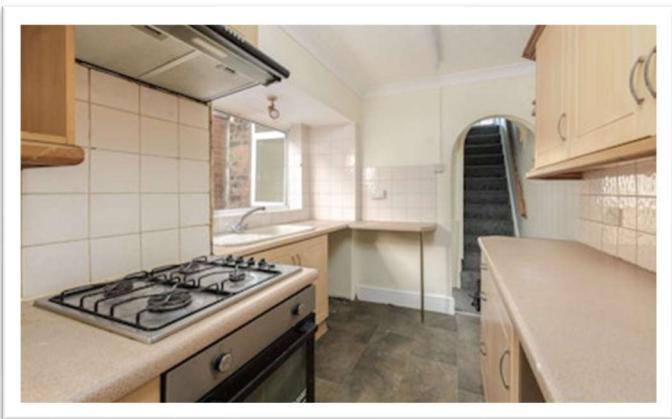


Ideally located within walking distance of the town centre, this mid-terrace property offers deceptively spacious accommodation.

The ground floor features a welcoming lounge/diner, a kitchen, a rear entrance lobby, and a bathroom complete with both a bath and a separate shower. Upstairs, there are three bedrooms, providing comfortable living space for families, couples, or professionals.

Outside, the property enjoys a low-maintenance enclosed courtyard to the rear and additional benefits include gas central heating and double glazing throughout.

This home combines convenience, comfort and excellent proximity to local amenities, schools, and transport links. NO CHAIN



ACCOMMODATION

Part glazed front entrance door through to the:

LOUNGE/DINER

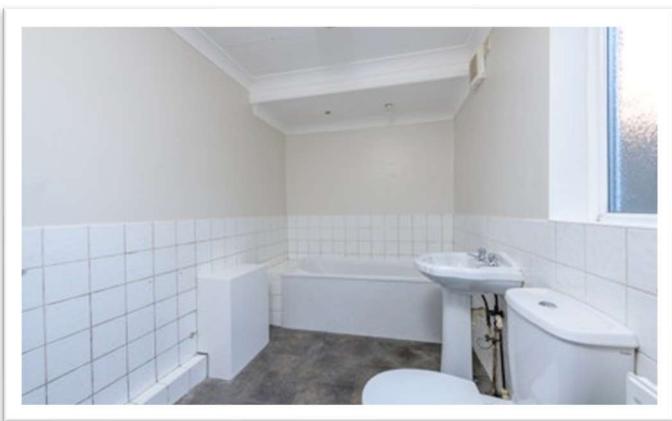
6.88m x 3.49m (22'7" x 11'6")

(max) Having windows to front & rear elevations, coved ceiling, two radiators, staircase rising to first floor and fireplace with marble hearth and plinths to either side.

KITCHEN

3.64m x 2.35m (11'11" x 7'8")

Having window to side elevation, coved ceiling, tile effect flooring and gas fired combination boiler (2024) providing for both domestic hot water & heating. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Further work surface with inset gas hob, integrated electric oven & cupboard under, open-ended shelving & extractor over. Further work surface with cupboards & drawers under, cupboards over.



NEWTONFALLOWELL

REAR ENTRANCE

Having radiator and part glazed door to side elevation.

BATHROOM

Having window to side elevation, radiator, half tiled walls, tile effect flooring, panelled bath, fully tiled shower enclosure with electric shower fitting, close coupled WC and pedestal hand basin.

FIRST FLOOR LANDING

Having smoke alarm.

BEDROOM ONE

3.2m x 3.16m (10'6" x 10'5")

Having window to front elevation, radiator and built-in cupboard.

BEDROOM TWO

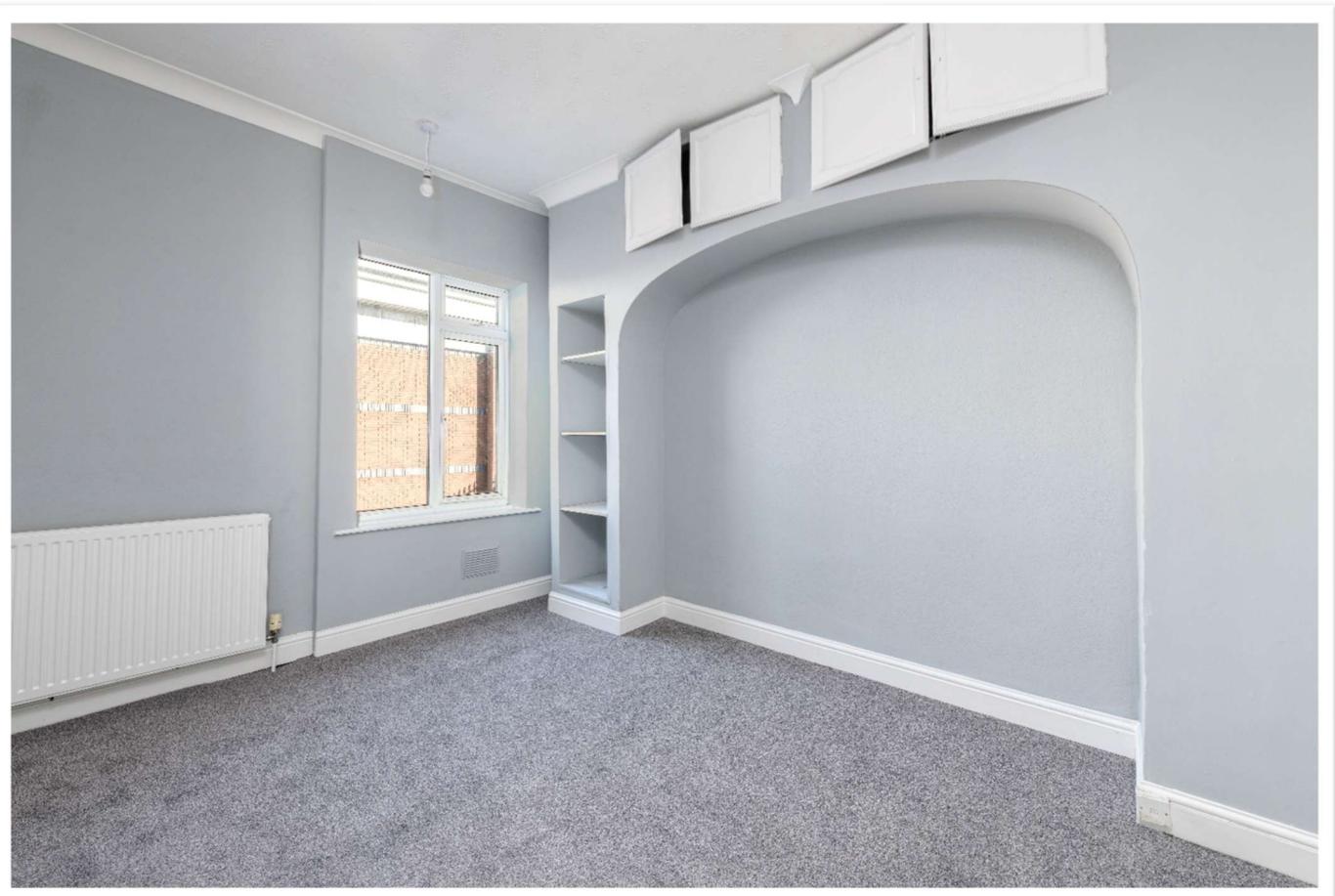
3.54m x 2.75m (11'7" x 9'0")

Having window to rear elevation, radiator, access to roof space and built-in cupboard. Door to:

BEDROOM THREE

2.61m x 1.78m (8'7" x 5'10")

Having window to side elevation and radiator.



 **NEWTONFALLOWELL**



EXTERIOR

To the front of the property there is a small enclosed garden. To the rear of the property there is an enclosed courtyard with a rear access gate.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler (2024) 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.

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



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk