



46 Cherry Walk, Boston, PE21 8AS



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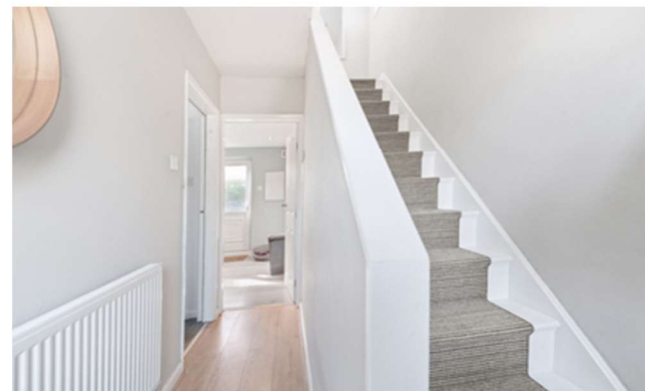
Freehold

Offers in excess of £175,000



Key Features

- Semi-detached house
- Three bedrooms
- Lounge & modern re-fitted dining kitchen
- Driveway to front
- South facing enclosed rear garden
- Gas central heating
- EPC rating C





A semi-detached house in a popular residential location close to amenities. Having well presented accommodation comprising: entrance hall, lounge and modern re-fitted dining kitchen to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a driveway to the front and an enclosed south facing rear garden. The property benefits from gas central heating & double glazing.

ACCOMMODATION

Part glazed uPVC front entrance door with side screen through to the:

ENTRANCE HALL

Having radiator, laminate flooring and staircase rising to first floor.

LOUNGE

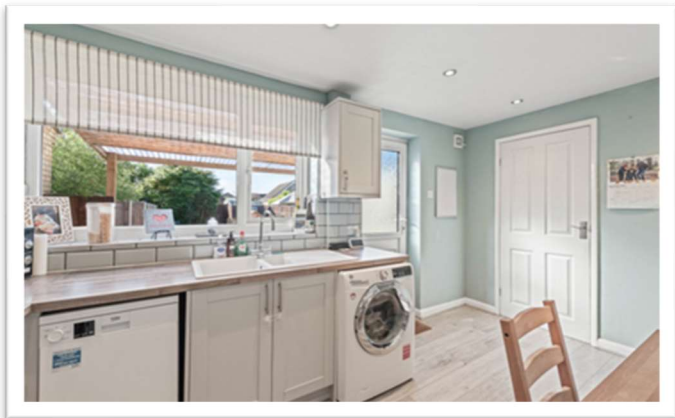
3.33m x 3.61m (10'11" x 11'10")

Having window to front elevation and radiator.

DINING KITCHEN

2.74m x 4.22m (9'0" x 13'10")

Having window & part glazed door to rear elevation, inset ceiling spotlights, radiator, laminate flooring, extractor, built-in cupboard and understairs storage cupboard housing gas fired boiler providing for both domestic hot water & heating. Re-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, cupboard, space for dishwasher and space & plumbing for automatic washing machine under, cupboard over. Work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, cupboards & cooker hood over, space for upright fridge/freezer to side.



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FIRST FLOOR LANDING

Having window to side elevation and access to roof space.

BEDROOM ONE

3.23m x 3.38m (10'7" x 11'1")

Having window to front elevation and radiator.

BEDROOM TWO

3.25m x 3.35m (10'8" x 11'0")

Having window to rear elevation and radiator.

BEDROOM THREE

1.83m x 1.88m (6'0" x 6'2")

Having window to front elevation and radiator.

BATHROOM

Having window to rear elevation, radiator, built-in cupboard, tiled walls and vinyl flooring. Fitted with a suite comprising: panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.

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EXTERIOR

To the front of the property there is a gravelled area and a driveway which provides off-road parking which extends down the side of the property where there is gated access to the:

REAR GARDEN

Being enclosed and having a decked patio area with pergola over, lawned area, shed and paved footpath to an enclosed bark chipped childrens play area. There is also a garage of concrete sectional construction with up-and-over door which provides storage.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler (new November 2023) serving radiators and the property is double glazed with the front windows being recently replaced. The current council tax is band B.

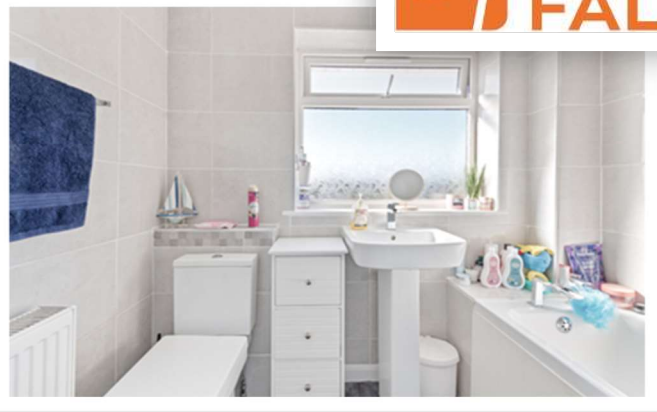
VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

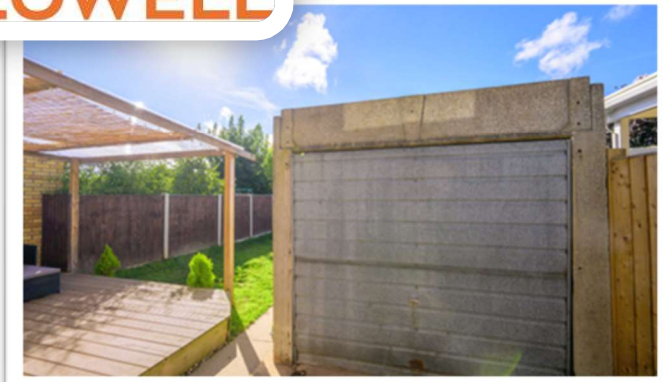
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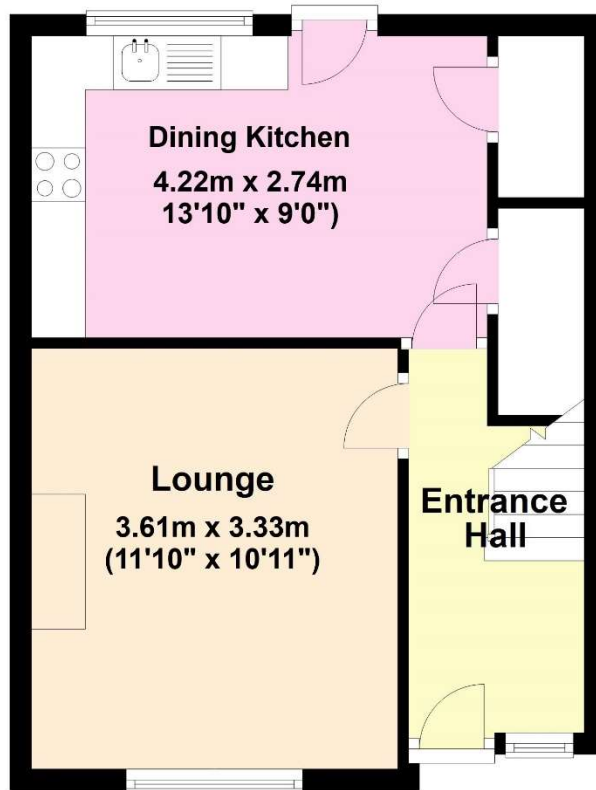
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Floorplan

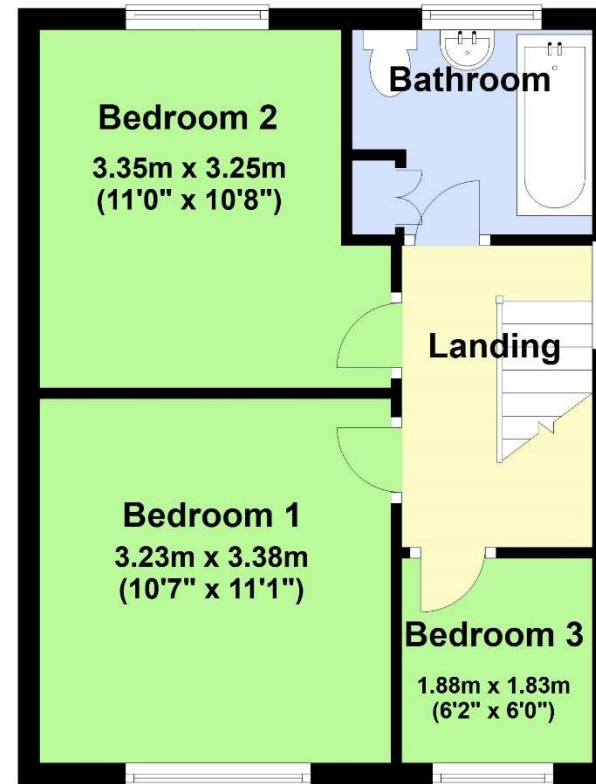
Ground Floor

Approx. 34.3 sq. metres (369.2 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.5 sq. feet)



Total area: approx. 69.2 sq. metres (744.7 sq. feet)



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