



35 Freiston Road, Boston, PE21 0JG

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Freehold

Offers in excess of £110,000



Key Features

- Terrace house
- Two bedrooms
- Lounge & dining room
- Kitchen & bathroom
- Enclosed low maintenance rear garden
- Gas central heating & double glazing
- EPC rating D





A terrace house conveniently located within walking distance to Boston town centre and ideal for first time or investment buyers. Having accommodation comprising: lounge, dining room, kitchen and bathroom to ground floor. Two bedrooms to first floor. Outside the property has a low maintenance enclosed rear garden. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed front entrance door through to the:

LOUNGE

3.69m x 3.37m (12'1" x 11'1")

Having window to front elevation, coved ceiling, radiator, wood effect flooring and fireplace with marble back & hearth, inset electric fire and wooden surround. Opening to the:

DINING ROOM

3.81m x 3.66m (12'6" x 12'0")

Having window to rear elevation, coved ceiling, radiator, wood effect flooring and staircase rising to first floor.

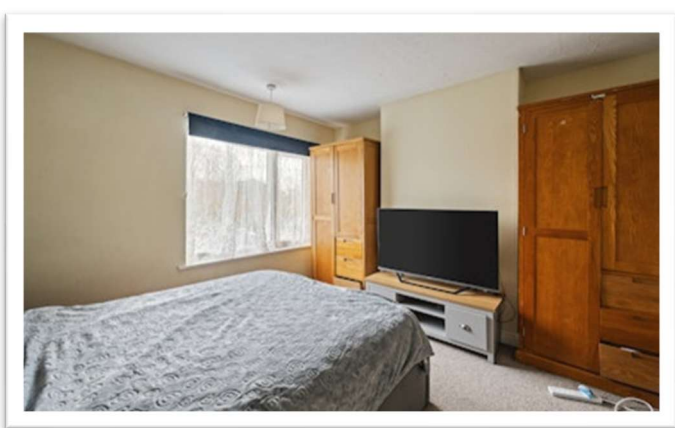
KITCHEN

4.32m x 1.86m (14'2" x 6'1")

Having window & part glazed door to side elevation and tiled floor. Fitted with a range of base & wall units with work surfaces comprising: stainless steel sink with drainer & mixer tap & electric hob inset to work surface, integrated electric oven cupboards & drawers under, cupboards & extractor over.

BATHROOM

Having window to side elevation, radiator, tiled walls, extractor, panelled bath with shower attachment & anti-splash screen over, close coupled WC and pedestal hand basin.



FIRST FLOOR LANDING

BEDROOM ONE

3.69m x 3.4m (12'1" x 11'2")

Having window to front elevation and radiator.

BEDROOM TWO

2.92m x 2.66m (9'7" x 8'8")

Having window to rear elevation, radiator and cupboard housing gas fired boiler providing for both domestic hot water & heating.

EXTERIOR

To the front of the property there is a small paved garden.

REAR GARDEN

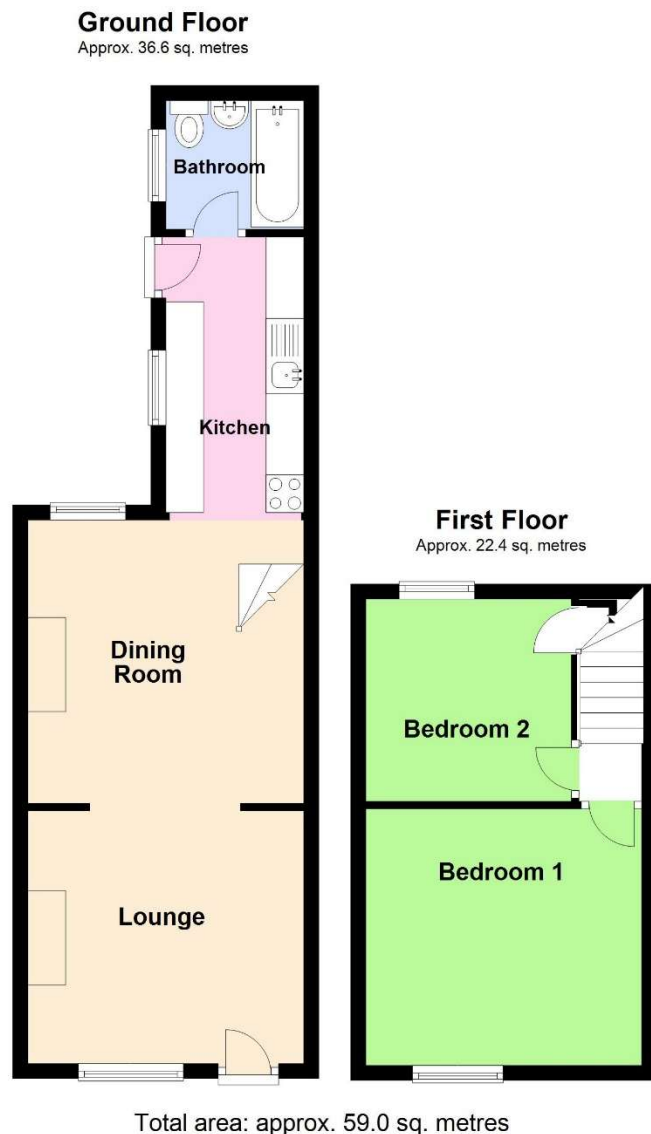
Being enclosed and having a rear access gate. Paved & gravelled for ease of maintenance.

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.



Floorplan



VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

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