



35 Freiston Road, Boston, PE21 0JG



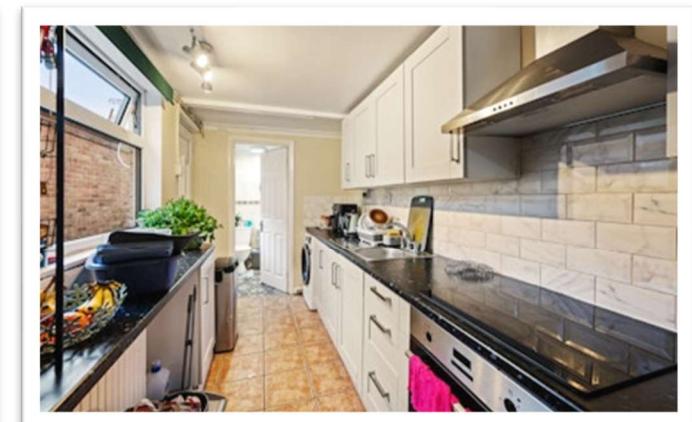
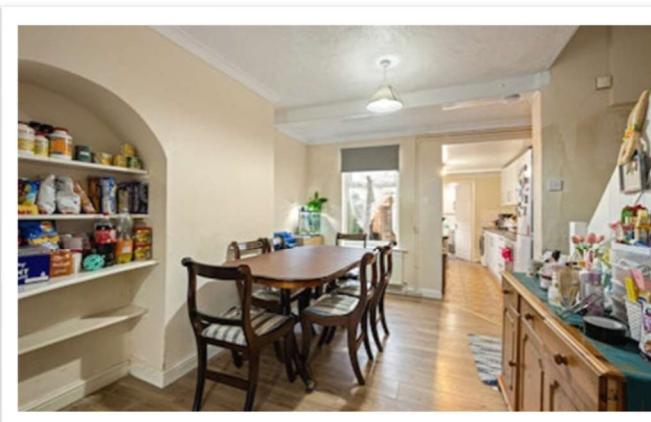
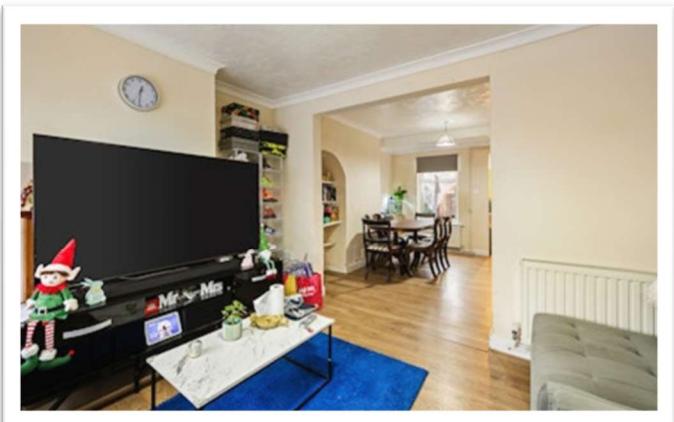
Freehold

Offers in excess of £110,000

 2  1  2

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.



Ground Floor

Approx. 36.6 sq. metres

Floorplan



VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

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