



12 Norfolk Place

Boston

NO CHAIN – Tidy, well-presented and ready to move straight into. This attractive end-terrace home enjoys a convenient location within walking distance of Boston's town centre and Central Park, making it ideal for first-time buyers, families or investors. The accommodation includes an entrance hall, lounge, separate dining room, fitted kitchen, useful lean-to and a stylish re-fitted ground floor bathroom. Upstairs are three bedrooms, while outside you'll find an enclosed courtyard and rear garden providing private outdoor space. Further benefits include gas central heating, double glazing and the added advantage of no onward chain for a smooth purchase.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator, wood effect flooring and staircase rising to first floor. Opening to the:

LOUNGE

14' 1" x 8' 2" (4.28m x 2.48m)

Having window to front elevation, coved ceiling and radiator. Opening to the:

DINING ROOM

11' 9" x 11' 7" (3.57m x 3.52m)

Having window to rear elevation overlooking the lean-to, coved ceiling and radiator.





KITCHEN

11' 9" x 7' 1" (3.59m x 2.15m)

Having window to side elevation overlooking the lean-to, inset ceiling spotlights and tile effect flooring. Fitted with a range of units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard, drawers, space & plumbing for automatic washing machine under. Further work surface with inset electric hob, cupboards under, stainless steel extractor over, tall unit to side housing integrated electric double oven with cupboards under & over and further tall unit to side.

LEAN-TO

Having polycarbonate roof, part glazed door with fanlight over to rear elevation and tile effect flooring.

BATHROOM

10' 10" x 5' 11" (3.31m x 1.80m)

Having window to side elevation, inset ceiling spotlights, radiator, part tiled walls, extractor, vinyl flooring, panelled bath having mixer tap with shower fitting & anti-splash screen over, WC with concealed cistern and hand basin inset to vanity unit with cupboard under.







FIRST FLOOR LANDING

BEDROOM ONE

11' 7" x 10' 11" (3.52m x 3.33m)

Having window to front elevation, coved ceiling and radiator.

BEDROOM TWO

11' 7" x 7' 1" (3.52m x 2.16m)

Having window to rear elevation and radiator.

BEDROOM THREE

11' 9" x 7' 1" (3.59m x 2.17m)

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



EXTERIOR

To the rear of the property there is an enclosed courtyard which is block paved leading to a lawned garden with a paved footpath leading to a rear entrance gate and a 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.

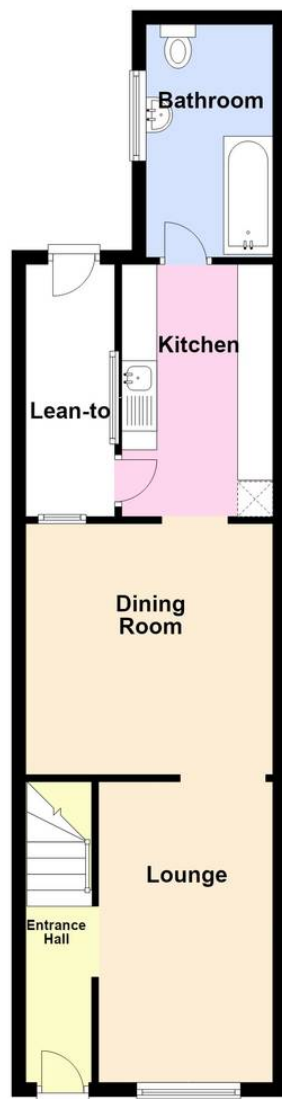
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NEWTON FALLOWELL

Ground Floor
Approx. 47.1 sq. metres (507.0 sq. feet)



First Floor
Approx. 36.1 sq. metres (388.8 sq. feet)



Total area: approx. 83.2 sq. metres (895.7 sq. feet)

Newton Fallowell Estate Agents

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