



48 Bradford Road

Boston

A well-positioned semi-detached house enjoying an attractive outlook over a green area to the front, with local amenities and schools close by. The accommodation comprises lounge/diner, inner hall, wet room, breakfast kitchen and rear entrance to the ground floor, with three bedrooms and a family bathroom to the first floor. Outside, the property benefits from an enclosed rear garden and driveway providing off-road parking. Further benefits include gas central heating and double glazing.

Council Tax band: A

Tenure: Freehold





ACCOMMODATION

Part glazed entrance door with side screen through to the:

LOUNGE/DINER

17' 6" x 12' 1" (5.34m x 3.69m)

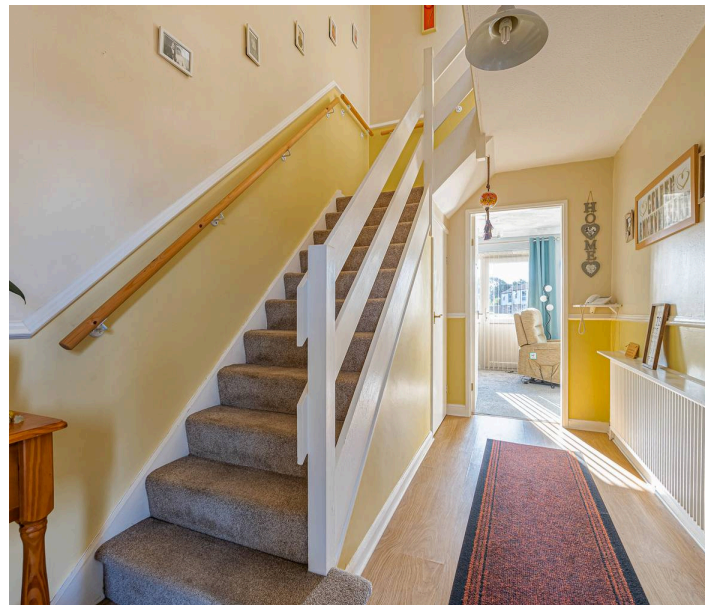
(max) Having window to front elevation, coved ceiling, two radiators and fireplace with inset electric fire.

INNER HALL

Having radiator, wood effect flooring, dado rail, staircase rising to first floor and understairs storage cupboard. Archway to the breakfast kitchen and door to the:

WET ROOM

Having window overlooking the rear entrance, tiled walls, waterproof flooring, extractor, mixer shower fitting and close coupled WC.



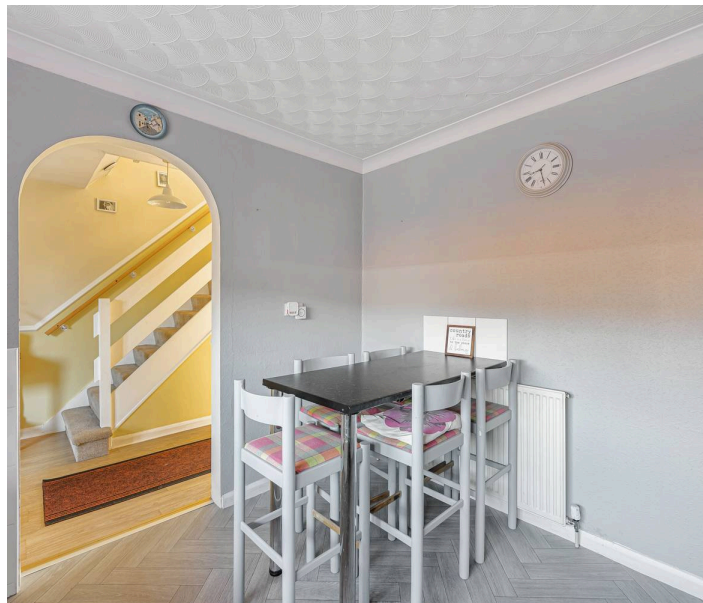
BREAKFAST KITCHEN

10' 2" x 8' 10" (3.11m x 2.68m)

Having window to front elevation, coved ceiling, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven & cupboards under, cupboards & extractor over. Further work surface forming breakfast table.

REAR ENTRANCE

Having part glazed door & window to side elevation and boiler room off with window to rear elevation and gas fired boiler providing for both domestic hot water & heating.



NEWTON FALLOWELL



FIRST FLOOR LANDING

Having dado rail.

BEDROOM ONE

13' 3" x 11' 5" (4.04m x 3.47m)

Having window to front elevation and radiator.





BEDROOM TWO

12' 3" x 11' 5" (3.74m x 3.47m)

(max) Having window to rear elevation and radiator.

BEDROOM THREE

8' 9" x 5' 10" (2.66m x 1.77m)

Having window to front elevation and radiator.

BATHROOM

Having window to rear elevation, part tiled walls, wood effect flooring and built-in cupboard. Fitted with a suite comprising: panelled bath, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a lawned garden.

REAR GARDEN

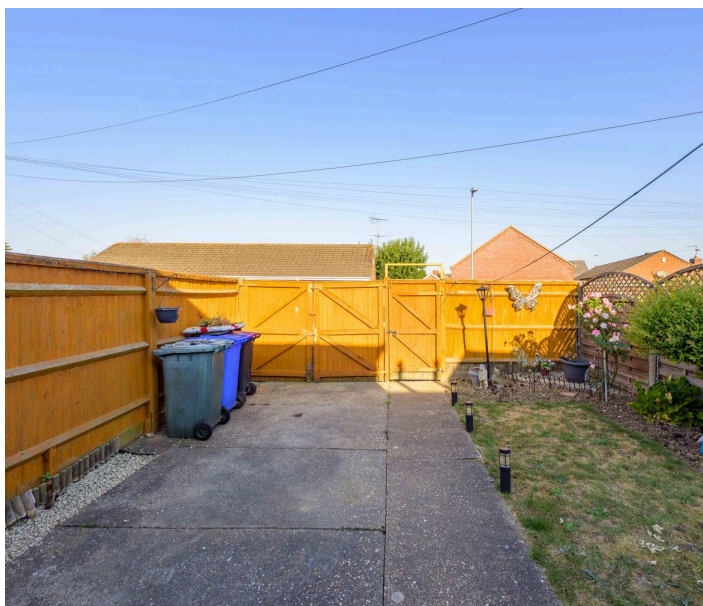
Being enclosed and with gates to a concrete driveway providing off-road parking with a lawned garden to the side.

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.

LIFETIME LEGAL

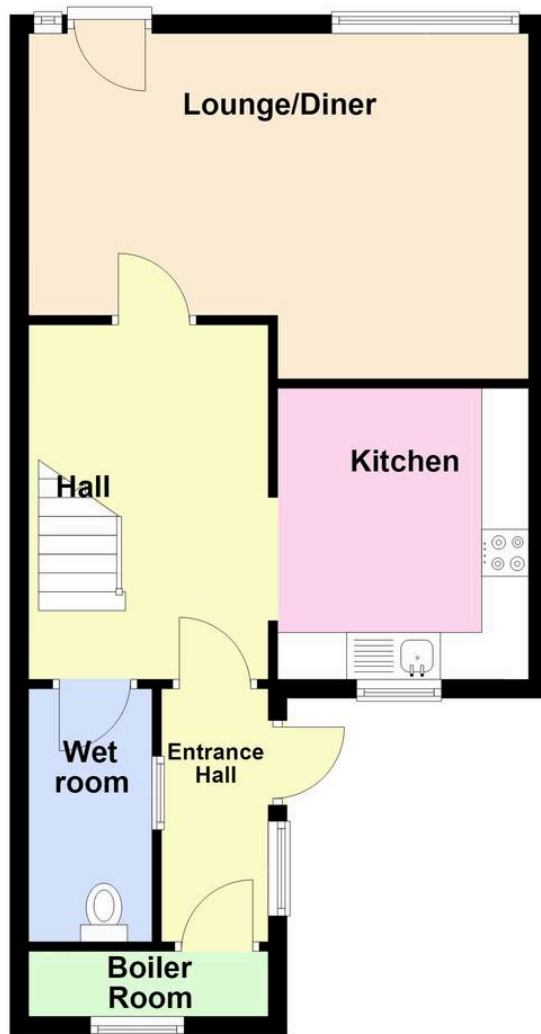
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



NEWTON FALLOWELL

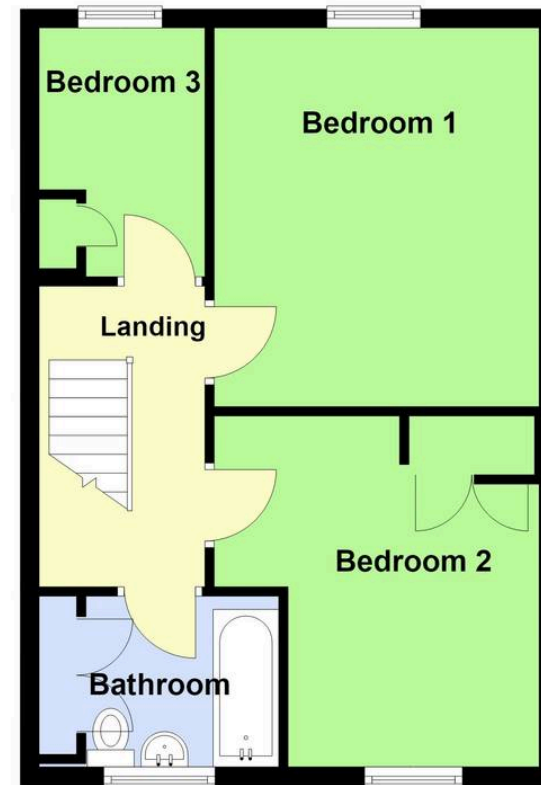
Ground Floor

Approx. 46.0 sq. metres (494.7 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.8 sq. feet)



Total area: approx. 88.0 sq. metres (947.5 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate – PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

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 in relation to this property.