



74 Smalley Road

Fishtoft, Boston

A semi-detached home in a popular residential location on the outskirts of town, offering an excellent opportunity for first-time buyers or investors alike.

The accommodation comprises an entrance hall, comfortable lounge and dining kitchen to the ground floor, with two bedrooms and a bathroom to the first floor. Outside, there is an enclosed rear garden together with a driveway to the far rear providing off-road parking for two vehicles. The property further benefits from gas central heating and double glazing.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

ENTRANCE HALL

Having radiator and staircase rising to first floor.

LOUNGE

15' 6" x 12' 8" (4.72m x 3.85m)

(max) Having bay window to front elevation, coved ceiling and radiator.



DINING KITCHEN

12' 8" x 9' 4" (3.85m x 2.85m)

Having window & part glazed door to rear elevation, radiator and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards, drawer, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, cupboards & gas fired boiler providing for both domestic hot water & heating over. Further work surface return with cupboard, drawer & appliance space under.



NEWTON FALLOWELL



FIRST FLOOR LANDING

Having access to roof space.

BEDROOM ONE

12' 8" x 8' 3" (3.85m x 2.52m)

Having window to rear elevation and radiator.

BEDROOM TWO

9' 5" x 8' 4" (2.88m x 2.53m)

Having window to front elevation, radiator and built-in cupboard.

BATHROOM

Having window to side elevation, radiator, extractor, tiled splashbacks, panelled bath, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a small granite chip garden with a paved footpath leading to the front entrance door and leading around the side of the property to gated access to the:

REAR GARDEN

Being enclosed and laid to lawn with a paved footpath and a garden store. To the far rear of the property there is a driveway which provides off-road parking for two cars.

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.

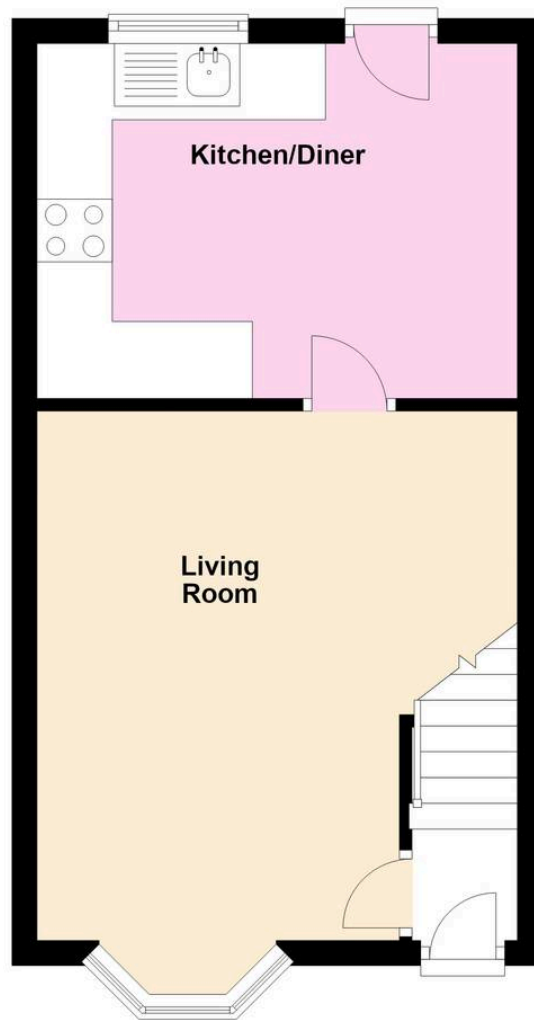
LIFETIME LEGAL

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.



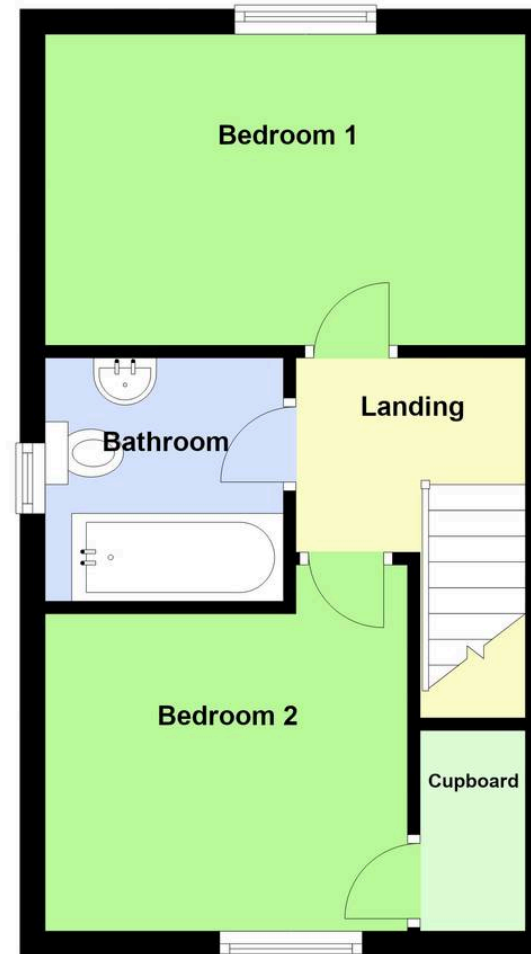
Ground Floor

Approx. 27.5 sq. metres (296.2 sq. feet)



First Floor

Approx. 27.5 sq. metres (296.1 sq. feet)



Total area: approx. 55.0 sq. metres (592.3 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.