



113 Ward Crescent, Fishtoft, Boston, PE21 0RH



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Freehold

£125,000



Key Features

- End terrace bungalow
- Two bedrooms
- Lounge/diner & kitchen
- Bathroom
- Enclosed rear garden with store
- Gas warm air heating & double glazing
- NO CHAIN
- EPC rating TBC





An end terrace bungalow on the outskirts of town. In need of a little updating and having accommodation comprising: porch, lounge/diner, inner hall, kitchen, two bedrooms and bathroom. Outside the property has an enclosed rear garden with a store. The property benefits from gas warm air heating, double glazing and solar panels. NO CHAIN

ACCOMMODATION

Part glazed entrance door through to the:

PORCH

Having windows to front & side elevations and further glazed door to the:

LOUNGE/DINER

6.63m x 3.33m (21'10" x 10'11")

(max) Having window to front elevation, sliding doors to rear elevation and coved ceiling.

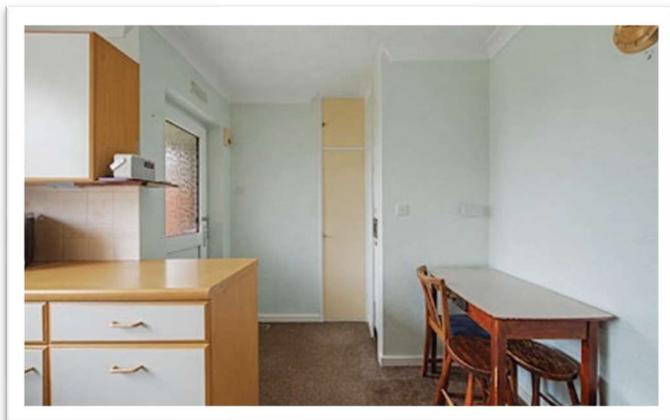
INNER HALL

Having access to roof space and built-in airing cupboard housing hot water cylinder with shelving.

KITCHEN

4.05m x 3.34m (13'4" x 11'0")

(max) Having window & part glazed door to rear elevation, coved ceiling, built-in cupboard. serving hatch to dining area and gas fired boiler providing for warm air heating. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboard, tray recess, space & plumbing for automatic washing machine under. Work surface return with cupboard & drawers under, cupboards over. Further work surface return with inset gas hob, cupboards & drawers under, cupboards & concealed extractor over, tall unit to side housing integrated electric double oven with cupboards under & over.



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BEDROOM ONE

2.95m x 2.6m (9'8" x 8'6")

Having window to front elevation, coved ceiling, fitted wardrobes to either side of double bed space with bedside cabinets and fitted dressing table & drawers.

BEDROOM TWO

3.3m x 2.25m (10'10" x 7'5")

Having window to front elevation and coved ceiling.

BATHROOM

Having window to side elevation, coved ceiling, tiled splashbacks, panelled bath, low level WC and hand basin with cupboard under.

EXTERIOR

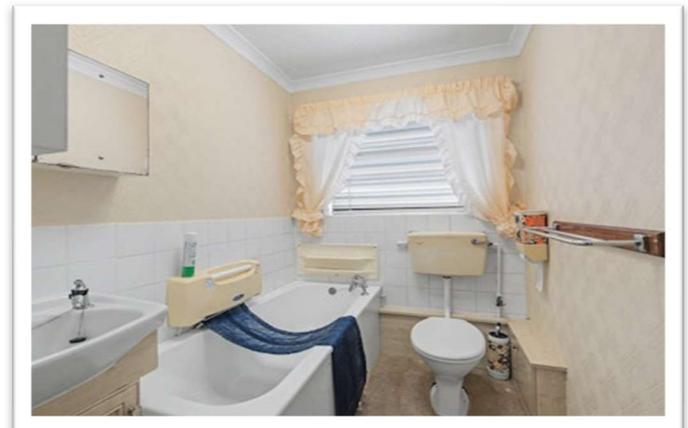
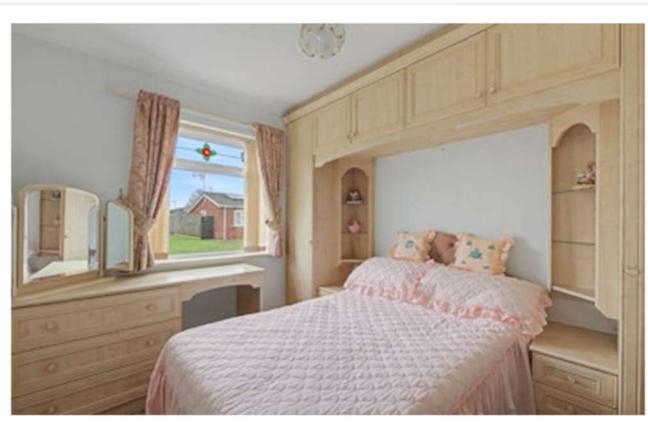
To the front of the property there is a lawned area. Gated access leads to the rear garden which is enclosed and laid to lawn with concrete footpaths, borders, greenhouse & shed. (Please note that there is a right of way for neighbouring properties)

STORE

2.74m x 1.56m (9'0" x 5'1")

(max) With rear entrance door, window to rear and solar panel controls.

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SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via gas fired warm air heating and the property is double glazed. The current council tax is band A. The property also has solar panels which are owned.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

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Floorplan



Total area: approx. 64.5 sq. metres (694.1 sq. feet)

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 **NEWTON FALLOWELL**

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