



 **NEWTON**
FALLOWELL

42 Edwin Street, Boston – PE21 8TE
£120,000

42 Edwin Street

Boston

A neat and well-presented mid-terrace home enjoying attractive views over the River Witham to the front and offered for sale with NO CHAIN. Recently refreshed with new carpets throughout, the property offers comfortable and well-maintained accommodation comprising a lounge, dining room, kitchen, rear entrance lean-to, utility room and bathroom to the ground floor.

To the first floor are three bedrooms, while outside there is a lawned front garden and an enclosed rear courtyard providing a low-maintenance outdoor space. Ideal for first-time buyers, investors or those looking to move straight in.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





ACCOMMODATION

Part glazed front entrance door through to the:

LOUNGE

14' 9" x 10' 8" (4.50m x 3.26m)

Having box bay window to front elevation, radiator and staircase rising to first floor. Opening to the:

DINING ROOM

11' 8" x 11' 0" (3.55m x 3.36m)

Having window to rear elevation overlooking the rear entrance lean-to and radiator.

LOBBY

Having tiled floor, understairs storage cupboard, radiator and opening to the:

KITCHEN

13' 1" x 7' 10" (4.00m x 2.40m)

Having two windows to side elevation and tiled floor. 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 & space for dishwasher under. Further work surface with space for electric cooker, cupboards & drawers under, cupboards over. Door to utility and door to the:



REAR ENTRANCE LEAN-TO

Having polycarbonate roof and part glazed door to rear elevation.

UTILITY

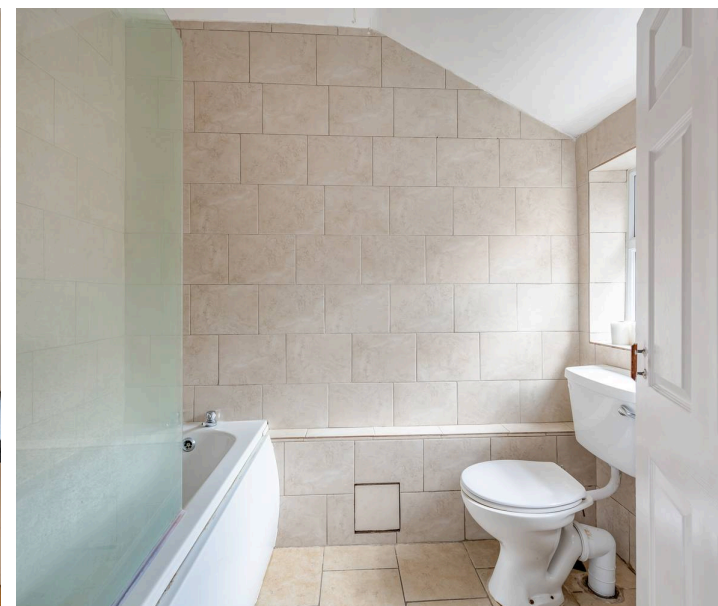
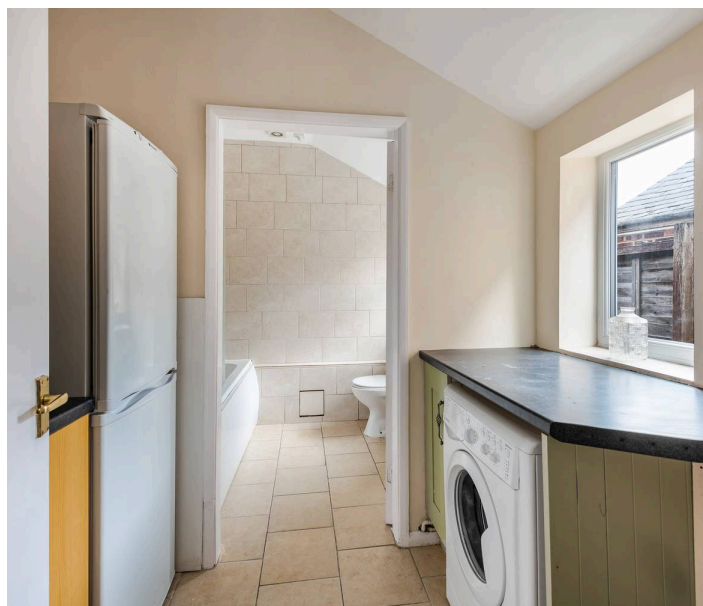
7' 10" x 5' 5" (2.40m x 1.65m)

Having window to side elevation, tiled floor, gas fired boiler providing for both domestic hot water & heating, work surface with space & plumbing for automatic washing machine and cupboard under. Further work surface with cupboard under and space for upright fridge/freezer to side.

BATHROOM

7' 10" x 5' 7" (2.40m x 1.70m)

Having window to side elevation, radiator, tiled walls, tiled floor, panelled bath with shower fitting & anti-splash screen over, close coupled WC and hand basin.



**BEDROOM ONE**

14' 9" x 11' 2" (4.50m x 3.40m)

Having window to front elevation, coved ceiling and radiator.

BEDROOM TWO

10' 2" x 9' 10" (3.10m x 3.00m)

Having window to rear elevation and radiator.

BEDROOM THREE

13' 1" x 7' 10" (4.00m x 2.40m)

Having window to rear elevation, coved ceiling and radiator.



EXTERIOR

To the front of the property there is a lawned garden with a footpath leading to the front entrance door. To the rear of the property there is an enclosed courtyard with a covered store and a rear access gate.

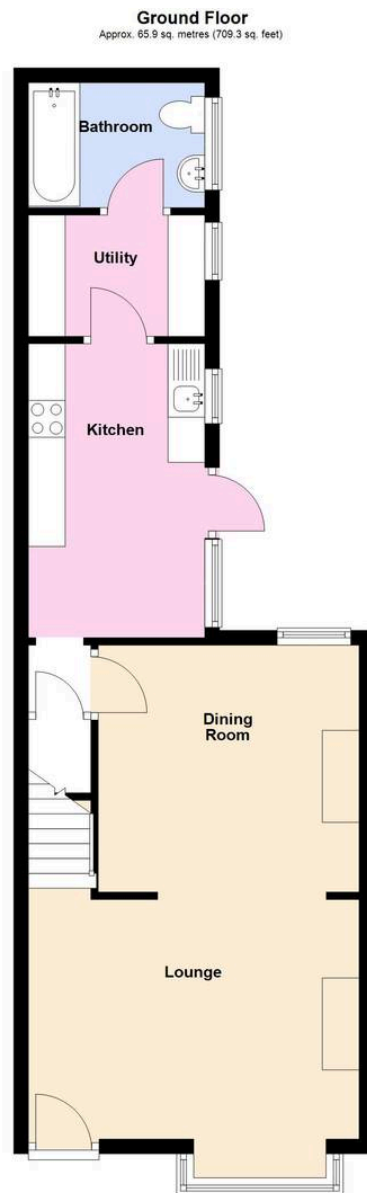
SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and 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.





Total area: approx. 106.1 sq. metres (1142.1 sq. feet)

Newton Fallowell Estate Agents

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