



74 Cherry Walk

Boston

A semi-detached house in a popular residential location off Woodville Road. Having accommodation comprising: entrance hall, lounge and dining kitchen to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN.

Council Tax band: B

Tenure: Freehold





ACCOMMODATION

Part glazed entrance door with side screen through to the:

ENTRANCE HALL

Having coved ceiling, radiator, Karndean flooring and staircase rising to first floor.

LOUNGE

13' 0" x 10' 11" (3.95m x 3.33m)

Having window to front elevation, coved ceiling, radiator and gas fire.

DINING KITCHEN

16' 9" x 8' 11" (5.11m x 2.72m)

Having two windows & part glazed door to rear elevation, radiator and tiled floor.



FIRST FLOOR LANDING

Having window to side elevation, coved ceiling and access to roof space.

BEDROOM ONE

11' 1" x 10' 8" (3.39m x 3.26m)

Having window to front elevation, coved ceiling and radiator.

BEDROOM TWO

10' 11" x 9' 4" (3.33m x 2.84m)

Having window to rear elevation, coved ceiling, radiator and built-in wardrobe.





BEDROOM THREE

6' 6" x 6' 1" (1.98m x 1.85m)

Having window to front elevation, coved ceiling and radiator.

BATHROOM

Having window to side elevation, radiator, tiled floor, extractor and airing cupboard with shelving housing the gas fired boiler providing for both domestic hot water & heating. Fitted with a suite comprising: panelled bath with electric shower fitting over, close coupled WC and pedestal hand basin.

EXTERIOR

To the front of the property there is a lawned garden. A driveway to the side provides off-road parking and leads to the:

GARAGE

Of sectional concrete construction and having up-and-over door, light & power.

REAR GARDEN

Being enclosed and having a lawned garden with a patio area and large timber garden shed.





SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band B.

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.

AGENT'S NOTES

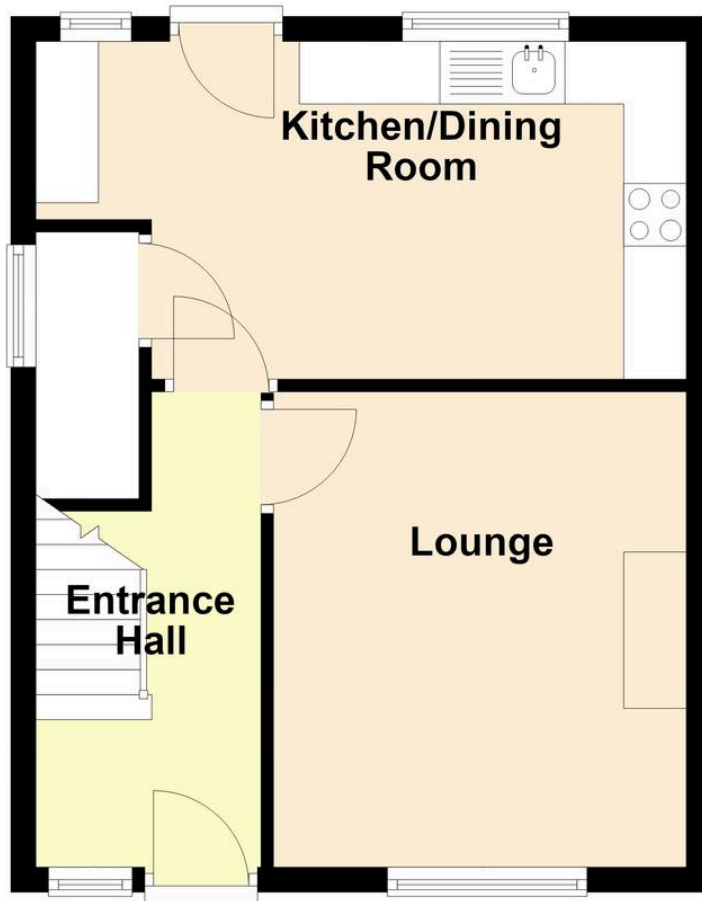
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





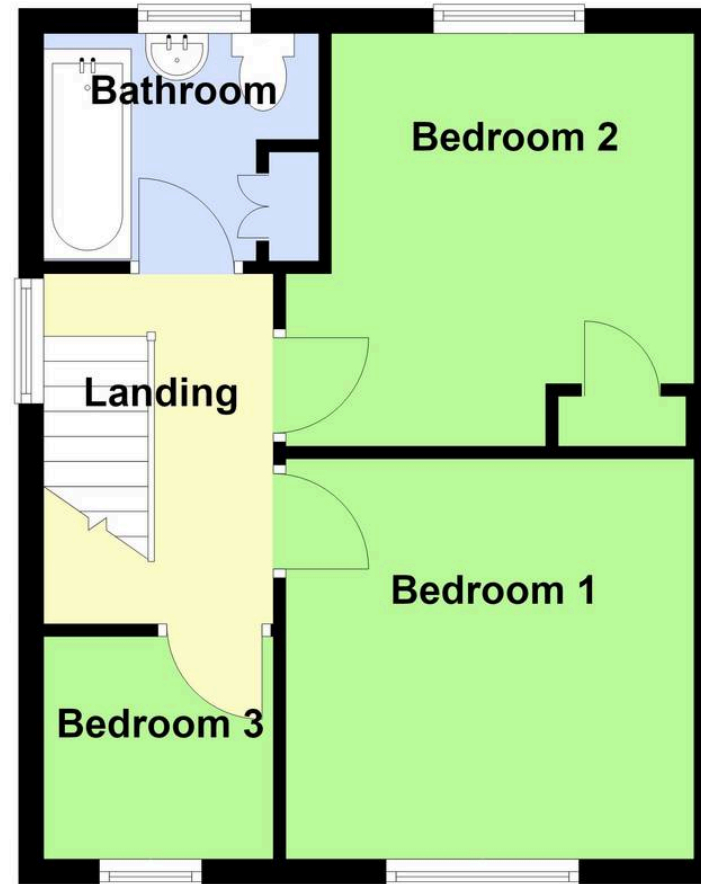
Ground Floor

Approx. 34.3 sq. metres (369.4 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.4 sq. feet)



Total area: approx. 68.6 sq. metres (738.8 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

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