



20 Foster Street

Boston

A recently refurbished three-storey mid-terrace home, conveniently situated within easy walking distance of Boston Town Centre and its excellent range of amenities. Perfect for first-time buyers or investors alike, this well-presented property is offered for sale with NO CHAIN, allowing for a smooth and straightforward purchase.

The accommodation has been thoughtfully updated throughout and benefits from a re-fitted kitchen and bathroom, together with new flooring and modern décor. Internally, the property comprises an entrance hall, a comfortable lounge and a well-appointed kitchen to the ground floor. To the first floor are two bedrooms and a bathroom, whilst a further spacious bedroom occupies the second floor.

Externally, the property enjoys the advantage of off-road parking via a driveway to the front, alongside a front garden area, with an enclosed rear courtyard providing a low-maintenance outdoor space. Further benefits include gas central heating and double glazing throughout.

Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator, staircase rising to first floor and understairs storage cupboard housing gas fired combination boiler providing for both domestic hot water & heating.

LOUNGE

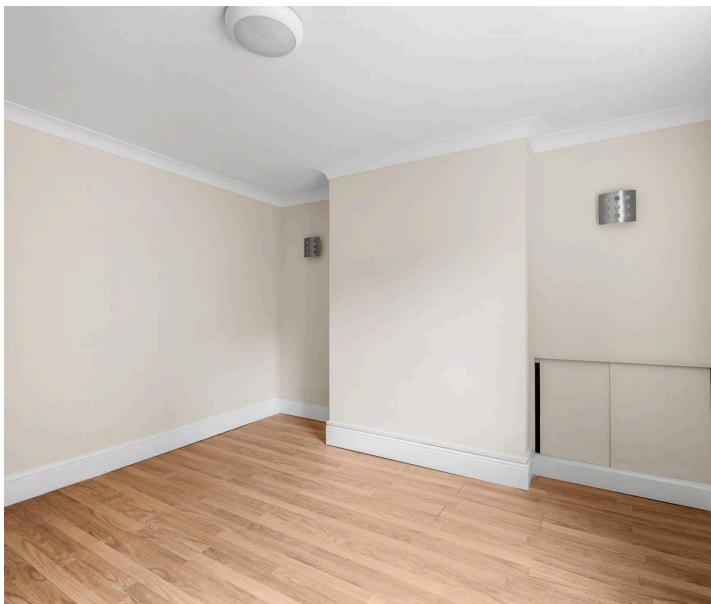
12' 0" x 11' 7" (3.67m x 3.54m)

Having window to front elevation, coved ceiling, radiator and laminate flooring.

KITCHEN

10' 3" x 9' 0" (3.12m x 2.74m)

Having window & part glazed door to rear elevation, radiator and laminate flooring. Re-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 & plumbing for automatic washing machine under, cupboards over. Work surface return with inset electric hob, integrated electric oven, cupboard & drawers under, cupboards & extractor over.





 **NEWTON FALLOWELL**

FIRST FLOOR LANDING

Having built-in double storage cupboard and staircase rising to second floor.

BEDROOM ONE

11' 11" x 10' 4" (3.62m x 3.14m)

Having window to front elevation, coved ceiling, radiator and laminate flooring.

BEDROOM TWO

10' 4" x 9' 1" (3.14m x 2.78m)

Having window to rear elevation, coved ceiling, radiator, laminate flooring and built-in cupboard.

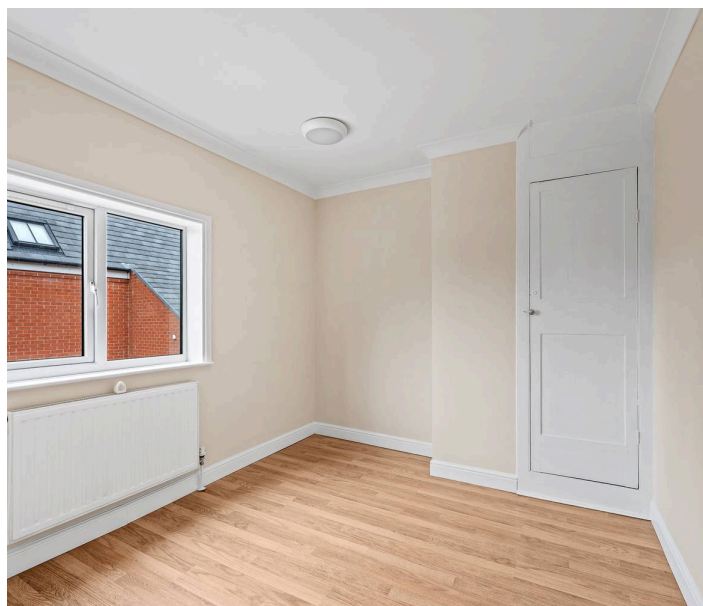
BATHROOM

Having window to front elevation, radiator, extractor, tiled splashbacks, panelled bath with electric shower fitting over, close coupled WC and pedestal hand basin.

SECOND FLOOR BEDROOM THREE

14' 1" x 13' 6" (4.30m x 4.11m)

(max - restricted head height) Having skylight to front elevation, radiator and laminate flooring.





 **NEWTON FALLOWELL**



EXTERIOR

Being enclosed with access to the front. Having concrete hardstanding, lawn and steel shed. To the front of the property there is also a gravelled driveway providing off-road parking for one car.

REAR

To the rear of the property there is a small enclosed courtyard which is paved.

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 A. We are advised that the property has had a new gas boiler since the EPC was carried out.

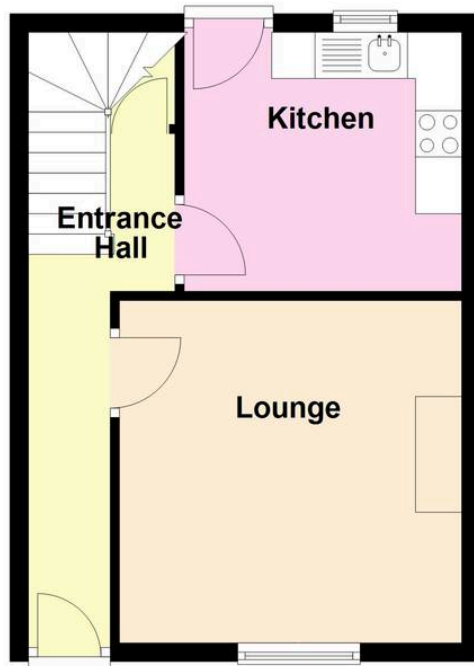
LIFETIME LEGAL

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.



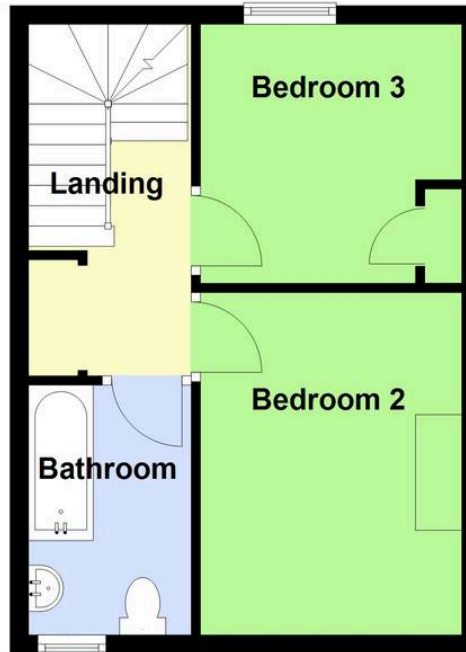
Ground Floor

Approx. 30.9 sq. metres (332.8 sq. feet)



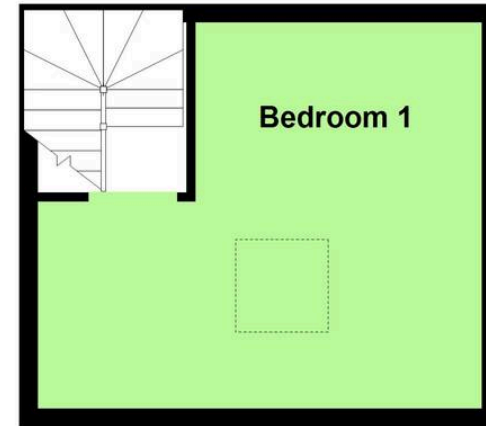
First Floor

Approx. 30.9 sq. metres (332.8 sq. feet)



Second Floor

Approx. 20.0 sq. metres (215.6 sq. feet)



Total area: approx. 81.9 sq. metres (881.1 sq. feet)

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