



27 Bramley Lane, Boston, PE21 8EZ

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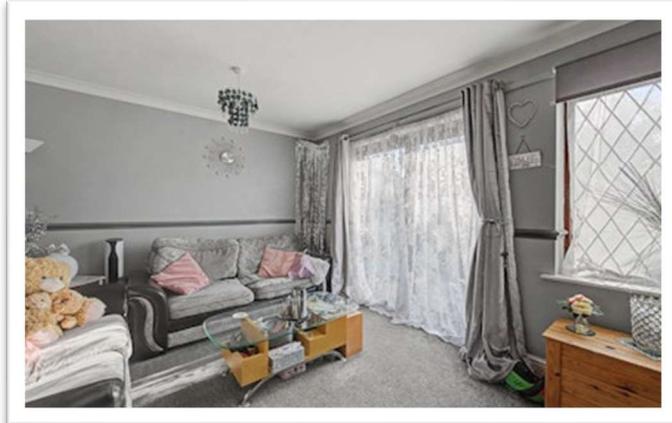
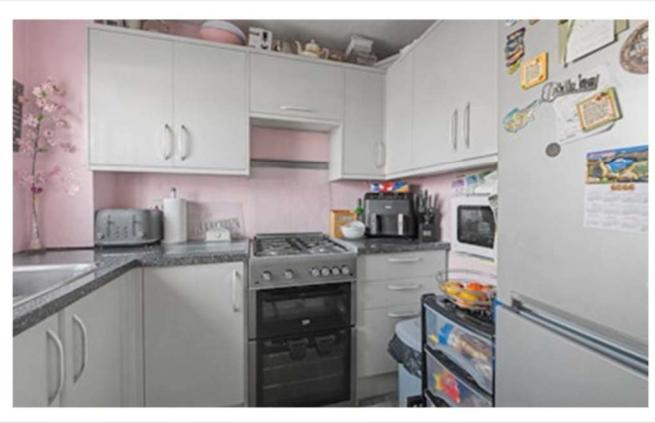
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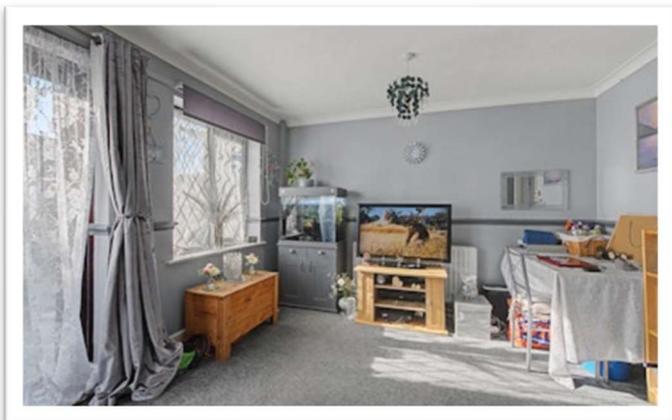
£135,000



Key Features

- Terrace house
- Two bedrooms
- Lounge/diner & kitchen
- Bathroom
- Enclosed rear garden
- Off-road parking to front
- Gas central heating & double glazing
- NO CHAIN
- EPC rating C





A terrace house at the end of a cul-de-sac off Broadfield Street, within walking distance to the town centre and local primary school. Ideal for first time or investment buyers the property has accommodation comprising: entrance hall, kitchen & lounge/diner to ground floor. Two bedrooms & bathroom to first floor. Outside the property has off-road parking to the front and an enclosed garden to the rear. The property benefits from gas central heating and double glazing. NO CHAIN

ACCOMMODATION

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

ENTRANCE HALL

Having coved ceiling, radiator, dado rail, understairs storage cupboard and staircase rising to first floor with window to front elevation. Opening to the:

KITCHEN

2.22m x 2.21m (7'4" x 7'4")

Having window to front elevation and tile effect flooring. Fitted with a range of base & wall units with work surfaces comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under, cupboard over. Work surface return with space for gas cooker, cupboard & drawers under, cupboards over.

LOUNGE/DINER

4.8m x 3.5m (15'8" x 11'6")

Having window & sliding doors to rear elevation, coved ceiling, radiator and dado rail.

FIRST FLOOR LANDING

Having cupboard housing gas fired boiler providing for both domestic hot water & heating.

BEDROOM ONE

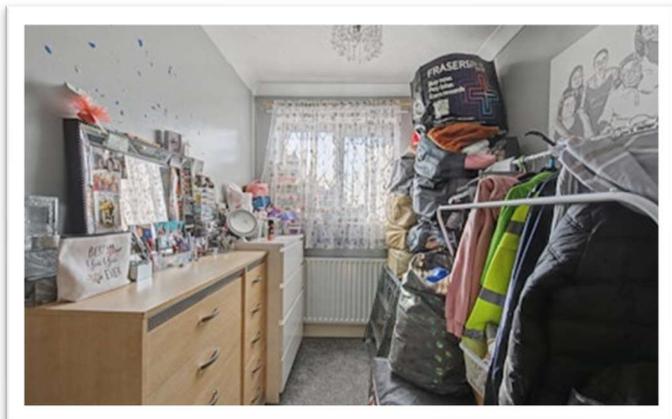
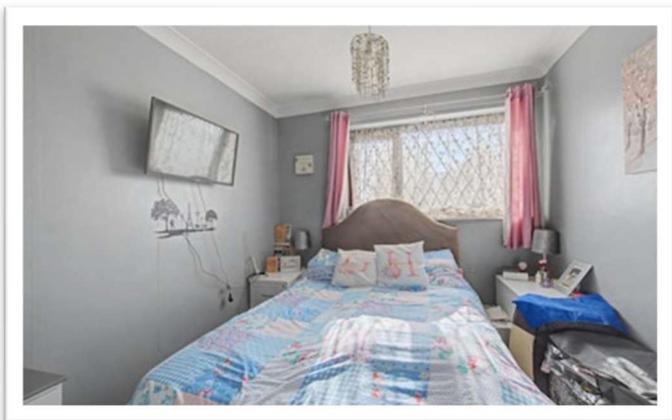
3.58m x 2.71m (11'8" x 8'11")

Having window to rear elevation, coved ceiling and radiator.

BEDROOM TWO

3.59m x 1.99m (11'10" x 6'6")

Having window to rear elevation, coved ceiling and radiator.



BATHROOM

Having window to front elevation, coved ceiling, radiator, tile effect flooring, panelled bath with mixer tap & shower attachment over, close coupled WC and pedestal hand basin.

EXTERIOR

To the front of the property there is a block paved footpath leading to the front entrance door with gravelled areas to both sides which enables off-road parking.

REAR GARDEN

Being enclosed and laid to lawn with a paved patio and garden shed.

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.

VIEWING

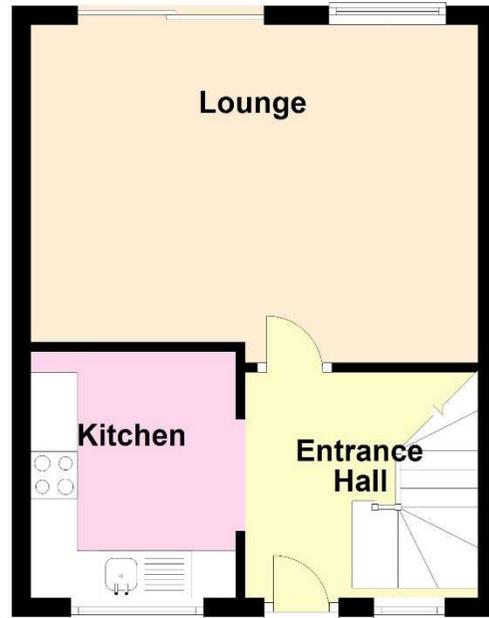
By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan

Ground Floor

Approx. 28.8 sq. metres (309.9 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.7 sq. feet)



Total area: approx. 56.8 sq. metres (611.7 sq. feet)

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