



7 York Street, Boston, PE21 6JN

*****NO CHAIN *****A semi-detached 3* bedroom house with accommodation comprising Lounge, Inner Lobby, Dining Room, Kitchen, Rear Entrance Lobby, Shower Room, 2 Bedrooms (3rd off 2nd Bedroom), Double Glazing and Gas Central Heating, Gardens to rear. Established and convenient residential location, within easy reach of the Town Centre and amenities.

- Semi-Detached House
- 3 Bedrooms*
- 2 Reception Rooms
- Gas Radiator Heating
- uPVC Double Glazed Windows & Doors
- Shower Room

£99,950

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ACCOMMODATION

Sealed unit double half glazed uPVC entrance door (obscure) to:-

SITTING ROOM

11'5" x 11'6" (3.48m x 3.51m)

With sealed unit double glazed uPVC bay window to the front elevation in addition and having electric stove effect to revealed brick fireplace with mantel shelf, dado rail, T V aerial connection, double radiator and 2 wall lights.

INNER LOBBY

With radiator, stairs rising to First Floor.

DINING ROOM

Having textured ceiling, pine panelling to dado height, double radiator, sealed unit double glazed uPVC window to rear elevation, telephone extension point, understairs storage cupboard.

KITCHEN

12'0" x 6'4" (3.66m x 1.93m)

Having 2 sealed unit double glazed uPVC windows to the side elevation, wall mounted gas fired boiler providing for both domestic hot water and central heating systems, radiator, ceramic tiled floor. Fitted in a range of worktop, base and wall units comprising single drainer stainless steel sink with mixer taps inset to working surface, cupboards under, working surface to other side with cupboards under (shallow). Stove space with electric connection, working surfaces to either side with cupboards and drawers under, cupboards and cooker hood over, textured ceiling, 4 recessed spotlights and tiled splashbacks.

SIDE ENTRANCE LOBBY/UTILITY

Having uPVC framed sealed unit double glazed (obscure) door to side elevation, shelf with machine spaces both over and under, plumbing for automatic washing machine. Folding door to:-

SHOWER ROOM

With continuation of ceramic tiled floor, sealed unit double glazed uPVC window to side elevation (obscure), tiled walls, radiator, low level W C, pedestal hand basin, double sized shower cubicle with mixer fitting.

FIRST FLOOR

BEDROOM 1

11'6" x 11'5" maximum (3.51m x 3.48m maximum)

Having radiator, integral wardrobe/closet and sealed unit double glazed uPVC window to the front elevation.

BEDROOM 2

11'5" x 10'6" (3.48m x 3.20m)

With radiator, integral wardrobe/closet, T V point and sealed unit double glazed uPVC window to the rear elevation.

BEDROOM 3/DRESSING ROOM OFF

11'11" x 6'4" with sloping ceiling (3.63m x 1.93m with sloping ceiling)

Having radiator, integral wardrobe fitting and sealed unit double glazed window to the front elevation.

EXTERIOR

Rear garden part concreted, part laid to lawn, brick store.

VIEWINGS

Strictly by appointment with the selling agents Bruce Mather Limited (Tel: 01205 365032).

DIRECTIONS

From our offices in Pump Square proceed via Main Ridge West into Pen Street and turning right at the traffic lights into Botolph Street and right again into John Adams Way but immediately left into Main Ridge East and thereafter first right into York Street. The subject property is located on the right hand side as indicated by a Bruce Mather For Sale board.



Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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