



38 Woodthorpe Avenue

Boston

A terrace house on the outskirts of town, ideal for first time or investment buyers.

Having accommodation comprising: entrance hall, kitchen and lounge/diner to ground floor. Two bedrooms and re-fitted bathroom to first floor.

Outside the property has allocated parking to the front and an enclosed rear garden with a log cabin. The property benefits from electric heaters and double glazing.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E





ACCOMMODATION

Entrance door through to the:

ENTRANCE HALL

Having window to front elevation, laminate flooring and staircase rising to first floor.

KITCHEN

11' 1" x 5' 10" (3.37m x 1.78m)

Having window to front elevation and laminate flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink & drainer inset to work surface, cupboard, space & plumbing for automatic washing machine under, cupboards over, space for electric cooker to side. Work surface return with cupboard & drawers under. Opening to the:

LOUNGE/DINER

18' 6" x 11' 9" (5.63m x 3.57m)

(max) Having french doors to rear elevation, coved ceiling, energy efficient HHR electric storage heater, laminate flooring and understairs storage cupboard.





 **NEWTON FALLOWELL**



FIRST FLOOR LANDING

Having laminate flooring and access to boarded loft space with pull-down ladder & light.

BEDROOM ONE

11' 9" x 7' 7" (3.58m x 2.30m)

Having window to rear elevation, coved ceiling, Wi-Fi controlled electric heater and laminate flooring.

BEDROOM TWO

8' 11" x 8' 7" (2.73m x 2.61m)

Having window to front elevation, electric heater, laminate flooring and built-in cupboard housing electric thermostatic water tank.

BATHROOM

Re-fitted and having coved ceiling with inset ceiling spotlights, electric heated towel rail, extractor, tiled walls, tile effect flooring, panelled bath with shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.





 **NEWTON FALLOWELL**



EXTERIOR

To the front of the property there is allocated parking and concrete hardstanding with a steel shed/store (available by separate negotiation).

REAR GARDEN

Having a decked area off the lounge, slated area with gate opening to a large lawned garden. Please note that the lawned rear garden and log cabin are on a separate title which are included in the sale.

LOG CABIN

Having double doors, windows to front & side, light, power and covered veranda to front.

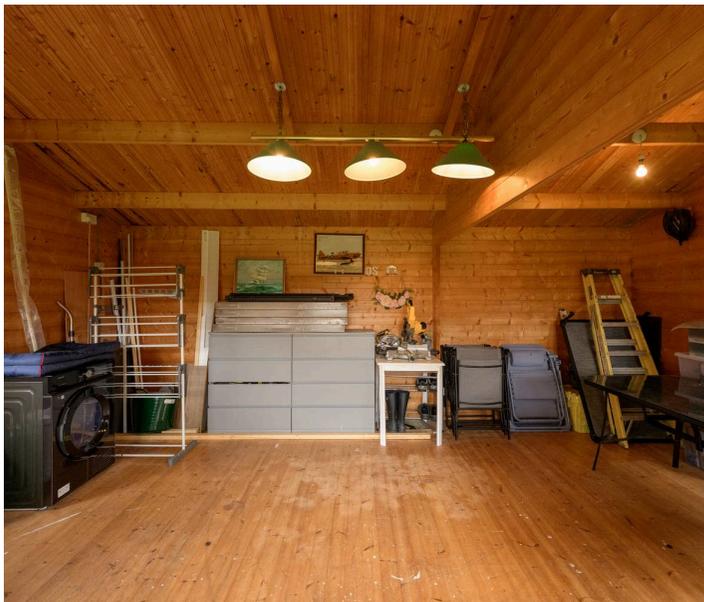
SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric heaters and the property is double glazed. The current council tax is band A.



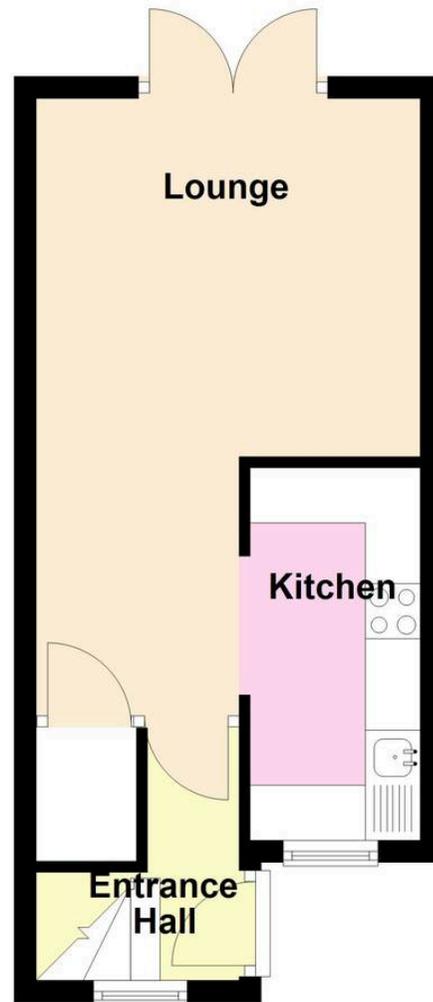
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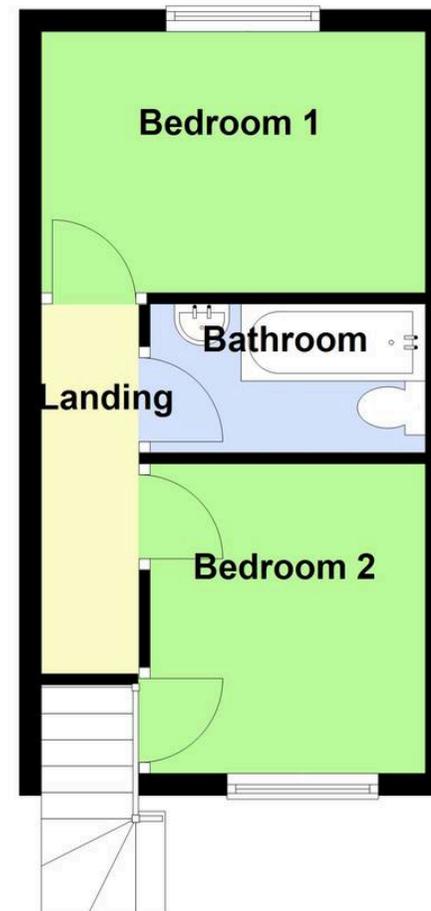
Ground Floor

Approx. 25.9 sq. metres (278.8 sq. feet)



First Floor

Approx. 24.0 sq. metres (258.5 sq. feet)



Total area: approx. 49.9 sq. metres (537.3 sq. feet)

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