



## 29 Freiston Road

Boston

A terrace house within walking distance to Boston Town Centre and ideal for first time or investment buyers.

Having accommodation comprising: lounge, kitchen, rear lobby and bathroom to ground floor. Two bedrooms to first floor.

Outside the property has an enclosed low maintenance rear garden. The property benefits from electric heaters and double glazing. NO CHAIN

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





## ACCOMMODATION

Part glazed front entrance door through to the:

### LOUNGE

11' 1" x 10' 8" (3.38m x 3.25m)

Having window to front elevation and built-in cupboard.

### KITCHEN

11' 9" x 9' 1" (3.58m x 2.77m)

### REAR LOBBY

Having part glazed door to side elevation and built-in cupboard.

### BATHROOM

Having window to side elevation, electric wall heater, tile effect flooring, tiled splashbacks, panelled bath, close coupled WC and pedestal hand basin.

### FIRST FLOOR LANDING

#### BEDROOM ONE

11' 0" x 10' 8" (3.35m x 3.25m)

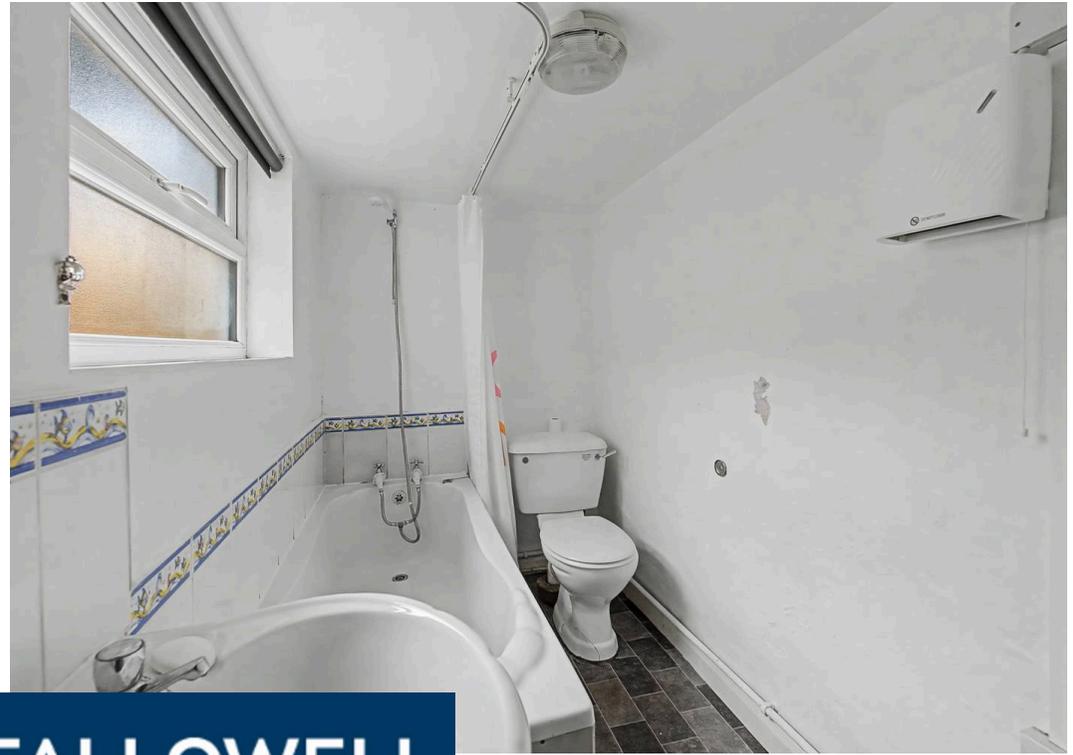
Having window to front elevation and built-in cupboard.

#### BEDROOM TWO

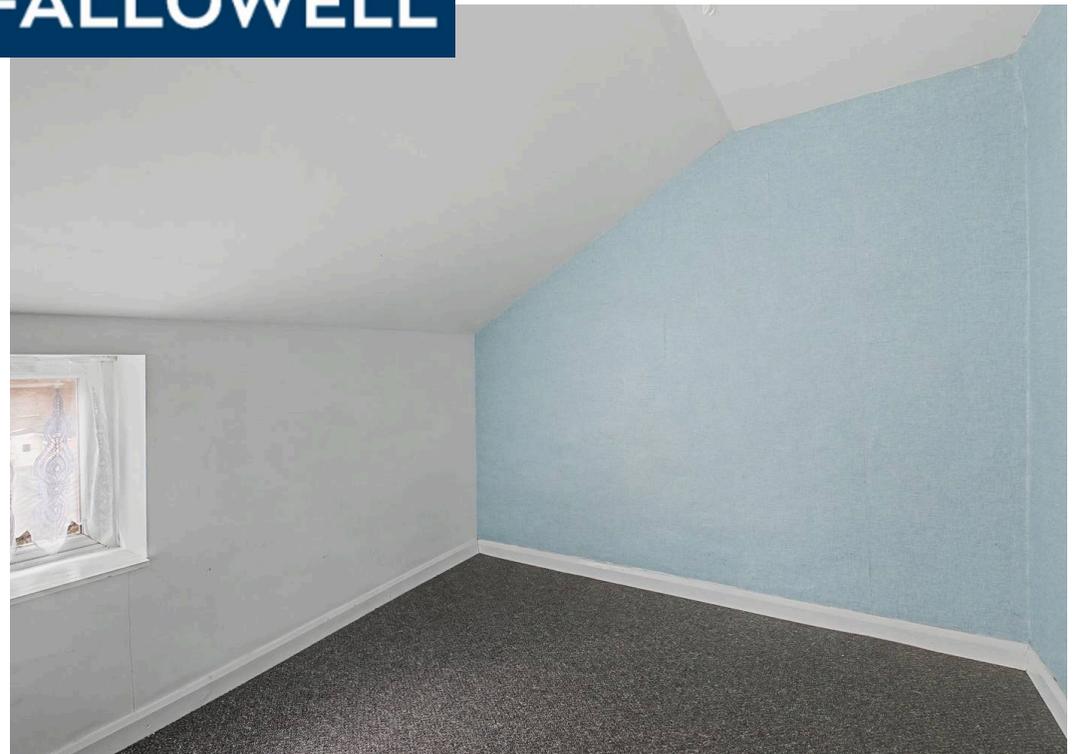
9' 5" x 9' 1" (2.87m x 2.77m)

Having window to rear elevation.





 **NEWTON FALLOWELL**



## EXTERIOR

To the front of the property there is a small garden area with a block paved footpath leading to the front entrance door. A passageway to the side leads to gated access to the:

## REAR GARDEN

Being enclosed and paved for ease of maintenance and having a brick-built outbuilding.

## 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.

## LIFETIME LEGAL

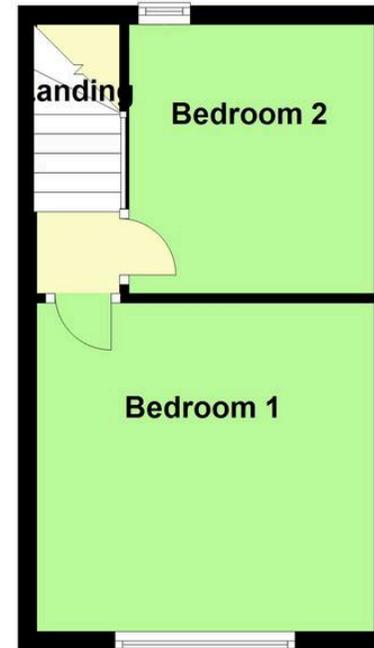
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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. 30.7 sq. metres (330.2 sq. feet)



**First Floor**  
Approx. 23.2 sq. metres (250.2 sq. feet)



Total area: approx. 53.9 sq. metres (580.4 sq. feet)

## Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • [boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk) • [www.newtonfallowell.co.uk/boston](http://www.newtonfallowell.co.uk/boston)

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 in relation to this property.