35 Riverside

Boston, Lincolnshire, PE21 9DX

NEWTONFALLOWELL

Riverside,
Boston, Lincolnshire, PE21 9DX
Guide Price **£124,950**

Ideal for first time buyers this mid-terrace house is on the outskirts of town and has allocated parking. Immaculately presented and like new with accommodation comprising: kitchen, cloakroom & lounge/diner to ground floor. Two bedrooms and bathroom to first floor. Outside the property has an enclosed rear garden and the property benefits from gas central heating and double glazing. NO CHAIN

ACCOMMODATION

Part glazed front entrance door with canopy over and lantern style light to one side leading to the:

KITCHEN

10'10" x 10'2" (3.30m x 3.10m)

(Max including cloakroom) Having sealed unit double glazed uPVC window to front elevation and radiator. Fitted with a range of base & wall units with work surfaces and tiled splashbacks comprising: 1 1/4 bowl 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 inset gas hob, cupboard, drawers and fridge recess under, cupboards and stainless steel cooker hood over. Tall larder style unit to one side. Open through to the lounge/diner and door to the:

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CLOAKROOM

5'1" x 2'10" (1.55m x 0.86m)

Having radiator, extractor fan, close coupled WC and wall mounted corner wash hand basin with mixer tap and tiled splashback.

LOUNGE/DINER

15'10" x 10'10" (4.83m x 3.30m)

Having sealed unit double glazed uPVC french doors to rear elevation and garden, two radiators, smoke alarm, television aerial connection point, telephone connection point, staircase rising to first floor and understairs storage cupboard.

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FIRST FLOOR LANDING

Having access to roof space, smoke alarm and built-in cupboard housing gas fired combination boiler providing for both domestic hot water and heating.

BEDROOM ONE

10'10" x 10'5" (3.30m x 3.18m)

(max into wardrobes) Having sealed unit double glazed uPVC window to rear elevation, radiator, telephone connection point and built-in wardrobes with sliding mirror doors.

BEDROOM TWO

10'10" x 6'9" (3.30m x 2.06m)

Having two sealed unit double glazed uPVC windows to front elevation and radiator.

BATHROOM

8'7" x 4'7" (2.62m x 1.40m)

Having radiator, slate tile effect flooring, extractor fan and shaver point. Fitted with a white suite comprising: panelled bath with mixer tap, mixer shower fitting and tiled splashback over, close coupled WC and pedestal wash hand basin with mixer tap and tiled splashback.

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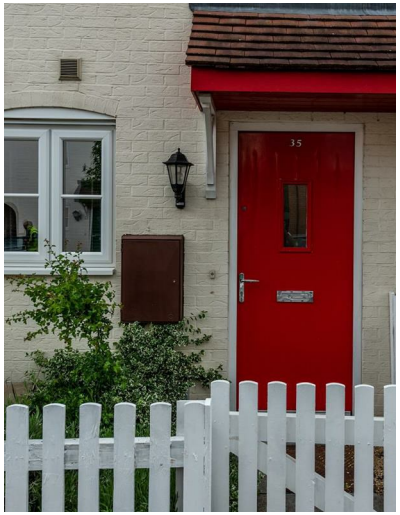


EXTERIOR

To the front of the property there is a small front garden enclosed by timber fencing with handgate and paved footpath leading to the front entrance door. The property also has allocated parking.

REAR GARDEN

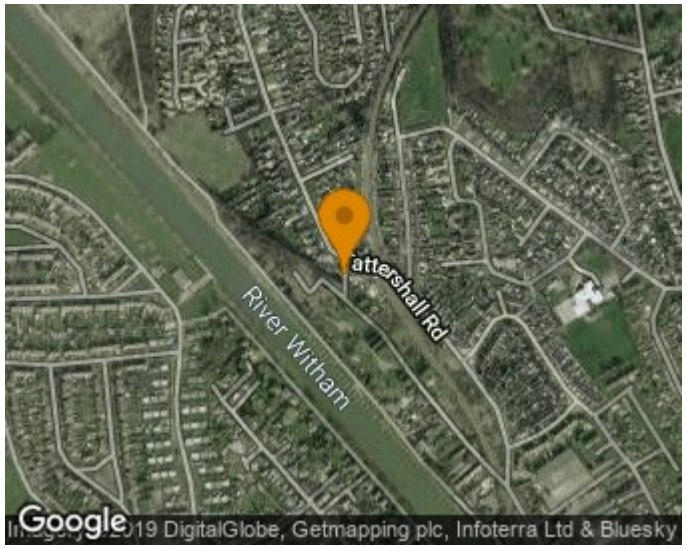
The rear garden is enclosed by timber fencing with rear access gate. Having shaped lawn with borders, decked patio area, paved footpath and garden shed.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler served by radiators and the property is double glazed. The current council tax is band A.

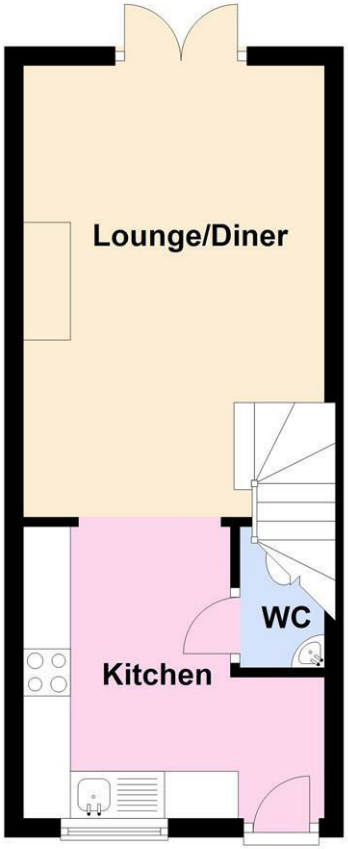
DIRECTIONS

From our offices in Wide Bargate proceed to the traffic lights and turn left on to Tawney Street. At the next traffic lights turn left on to Norfolk Street. At the subsequent traffic lights turn right and just before Sluice Bridge take the slight right on to Tattershall Road. Turn left on to Witham Town and proceed on to Riverside where the subject property can be located on the left hand side.



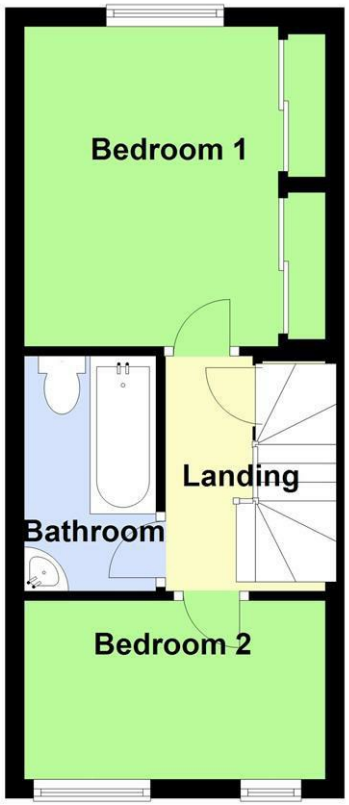
Ground Floor

Approx. 25.6 sq. metres (275.5 sq. feet)



First Floor

Approx. 25.6 sq. metres (275.4 sq. feet)



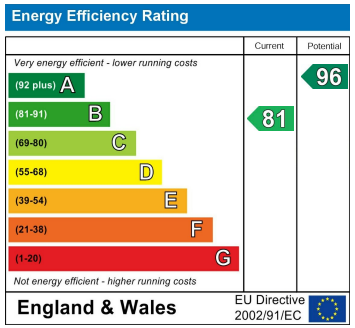
Total area: approx. 51.2 sq. metres (550.9 sq. feet)

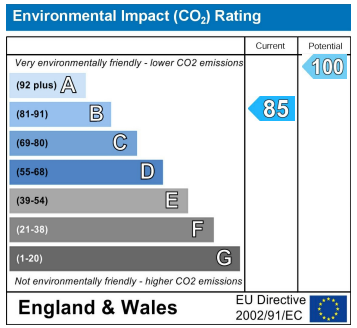
VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTE

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 whatever in relation to this property.





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The Property Ombudsman