



3 bed terraced house to buy in

Portland Street, Boston, Lincolnshire,
PE21 8NR

£75,000 Starting Bid

 x3  x1  x1

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Three Bedroom Terrace Property
- ✓ Lounge and Separate Dining Room
- ✓ Rear Garden, Gas Fired Central Heating
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **FTTP (fibre to the premises)**
- ✓ Mobile signal: **Intermittent**

Description

This three bedroom terrace property is situated on a no-through road, centrally located within walking distance of the town amenities, schools and Boston train station. The ground floor accommodation includes both a lounge and dining room, together with the kitchen, rear porch/utility and bathroom, with three bedrooms occupying the first floor. The outside benefits from a rear garden with an initial paved patio area, extending to a garden laid to lawn.

Entrance - Via part-glazed wooden doors which lead into the Porch – The porch has a uPVC obscured door leading into the lounge.

Lounge 12'2" x 11'5" (3.72m x 3.47m) - With uPVC bay window to the front, radiator and doorway through to the dining room.

Dining Room 12'2" x 12'0" (3.72m x 3.67m) – Part-glazed French doors to the rear patio and garden, radiator and door to the kitchen.

Kitchen 12'6" x 6'9" (3.82m x 2.06m) – The kitchen has a window overlooking the side and comprises a range of contemporary drawer and cupboard units at both base and eye level, with work-surfaces, having an Inset stainless steel style sink/drain, together with spaces for fridge and washing machine. Tiling as appropriate, wall-mounted gas-fired central heating boiler and door through to the rear lobby/utility.

Rear Lobby/ Utility 7'4" x 3'10" (2.23m x 1.17m) – Having obscure-glazed door to the side, tiled floor and door to the:

Bathroom – Comprises an updated white suite of pedestal hand-basin with mixer tap, 'P' Shape bath with Triton shower and shower screen and a low-profile WC. Heated towel rail, tiling to the walls and extractor fan.

First Floor Landing – Loft access and doors arranged off to:

Bedroom One 12'2" x 11'5" (3.71m x 3.49m) - Bedroom one is a generous double bedroom with uPVC window to the front aspect and a radiator.

Bedroom Two 11'11" x 7'5" (3.64m x 2.27m) - Having window to the rear aspect overlooking the garden and a radiator.

Bedroom Three 12'1" x 6'7" (3.68m x 2.01m) – Bedroom three also has a uPVC window overlooking the rear garden and a radiator.

Outside - The rear of the property has been bordered by panel fencing and combines a patio seating area with a garden which has been principally laid to lawn.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £75,000

Property Type: Terraced House

Parking: On Street

Year built: 1899

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

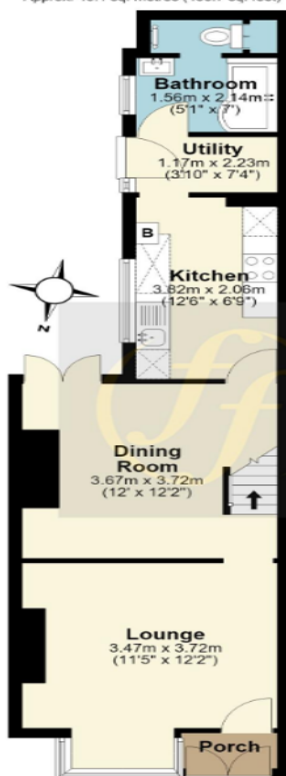
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Intermittent

Ground Floor
Approx. 45.4 sq. metres (488.7 sq. feet)

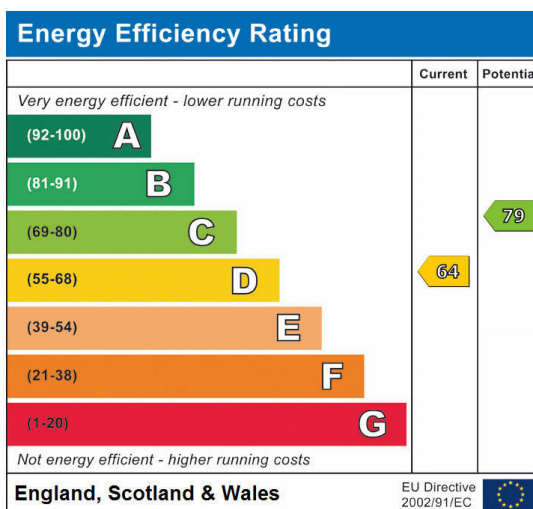


First Floor
Approx. 34.3 sq. metres (368.9 sq. feet)



Total area: approx. 79.7 sq. metres (857.5 sq. feet)

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Plan produced using PlanUp.



Portland Street, Boston, Lincolnshire, PE21 8NR

Contact your local branch today for more information on this property:

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