



Norfolk Street, Boston

£110,000 Freehold

SSTC

Home is where the heart is... and this home has a lot of heart!

Boasting so much character and potential this luxurious 2 bedroom end of terrace house has been renovated to an exceptional standard!

All within walking distance to the town center as well!

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Plotway

CALLING ALL FIRST-TIME BUYERS AND PROPERTY INVESTORS!

Home is where the heart is... and this home has a lot of heart!

This property has been loved and modernised to an exceptional standard by an exceptional vendor over the past 7 years, spared no expense!

it really will not take you long to drawn in to its endless beauty which is a rarity in this type of property.

Internal accommodation of the ground floor briefly comprises the main entrance leading directly to the incredibly spacious lounge - diner, modern kitchen, rear lobby, and downstairs bathroom.

On the first floor, you will find a small landing space as well as two bedrooms!

Externally to the rear, you will find a low-maintenance garden which also houses a shed, for storage purposes.

The property further benefits from Gas Central Heating (Approx. 2-year-old boiler) and uPVC double glazing.

The property itself is only a short walk from the town centre itself offering amenities galore!

What are you waiting for? Book your viewing today!

Council Tax Band - A

For further information regarding possible private parking please speak to the selling agent.

Council Tax Band: A

Tenure: Freehold

Entrance

Leading directly to the

Lounge/Diner

w: 3.5m x l: 6.5m (w: 11' 6" x l: 21' 4")

Kitchen

w: 2.6m x l: 3.1m (w: 8' 6" x l: 10' 2")

Rear Lobby

Bathroom

w: 1.7m x l: 1.9m (w: 5' 7" x l: 6' 3")

Landing

Bedroom 1

w: 3.2m x l: 3.1m (w: 10' 6" x l: 10' 2")

Bedroom 2

w: 2.6m x l: 3.1m (w: 8' 6" x l: 10' 2")







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.