



3 bed terraced house to buy in

Portland Street, Boston, Lincolnshire,
PE21 8NR

£80,000 Starting Bid

H x3 D x1 B 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

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

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/drainage, 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.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £80,000

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

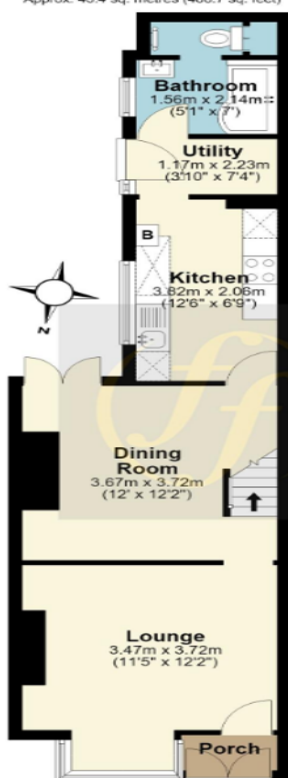
Air conditioning: No

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)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Portland Street, Boston, Lincolnshire, PE21 8NR

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

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,
midlands@pattinson.co.uk, www.pattinson.co.uk**

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