

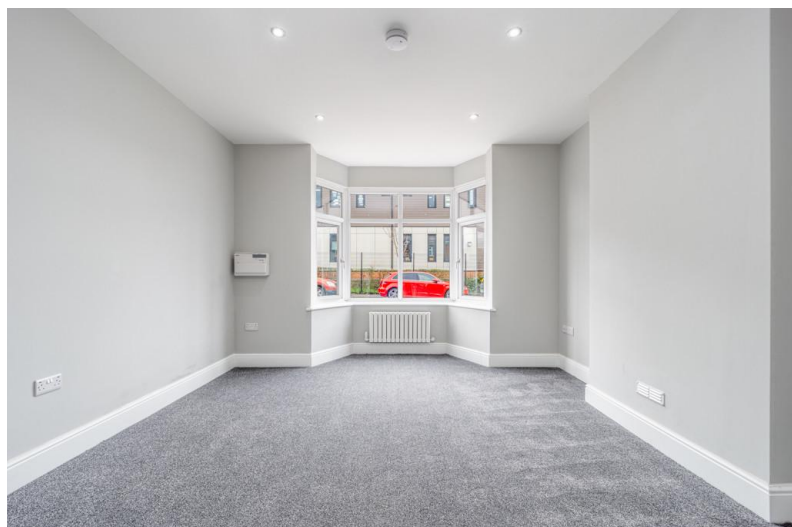


**11 Fydell Crescent**  
, Boston, PE21 8SS

- Semi Detached House
- Recently Refurbished to a High Standard
- Quiet Town Centre Location
- Two Bedrooms, Four Piece Bathroom

**£184,950**

EPC Rating 'TBC'





## Property Description

Drurys are pleased to offer For Sale this Semi Detached Property which has recently been refurbished to a high standard situated in a quiet area within the Town Centre. Accommodation comprises Hallway, Lounge, Open Plan Dining / Sitting Area, New Open Plan Kitchen, Two Bedrooms, Bathroom and Garden. New carpets. The Property is being sold with NO ONWARD CHAIN.

### THE ACCOMMODATION

The accommodation comprises Entrance Porchway leading to entrance door having original flooring, modern wall mounted radiator, spot-lights to ceiling.

### LOUNGE

11' 9" x 12' 7" (3.59m x 3.86m) Having bay window to front elevation, spot-lights to ceiling, electrical / USB sockets, TV point, modern wall mounted radiator, New grey carpets.

### OPEN PLAN DINING AREA / SITTING ROOM

11' 9" x 12' 3" (3.6m x 3.74m) Having Staircase leading to first floor landing, tall wall mounted radiator, sockets / USB ports, spot-lights to ceiling, TV point, and New grey carpets.





#### OPEN PLAN KITCHEN

12' 11" x 15' 0" (3.95m x 4.58m) Having wood effect laminate flooring, Modern kitchen having a range of units and drawers to base and eye level with worktop over and inset sink and drainer with mixer tap over, built-in fridge freezer, integrated dishwasher, double electric built-in oven, ceramic hob with extractor above, wine rack. Alpha newly installed combination boiler, tiled splashbacks, space for dining table, sockets / USB ports, spot-lights to ceiling, tall modern wall mounted radiator, new wood effect laminate flooring. Door leading to rear garden.



#### DOWNSTAIRS WC

Having low level WC, small modern wall mounted radiator, frosted glass window to rear elevation, sink unit, spot-lights to ceiling, new vinyl tile effect flooring.

#### STORAGE CUPBOARD

1' 3" x 2' 11" (0.4m x 0.9m)

STAIRCASE LEADING TO FIRST FLOOR LANDING Having access to roof space and fitted with new grey carpet.

#### BEDROOM ONE

8' 3" x 11' 10" (2.52m x 3.61m) Having window to front elevation, sockets / USB ports, modern wall mounted radiator, TV point and new grey carpet.



#### BEDROOM TWO

13' 9" x 8' 7" (4.2m x 2.64m) Having window to rear elevation, sockets / USB ports, spot-lights to ceiling, modern wall mounted radiator, TV point, built-in storage cupboard with light and new grey carpet.

#### FAMILY BATHROOM

12' 4" x 5' 10" (3.76m x 1.79m) Having four piece fitted bathroom suite comprising low level WC, bath with stainless steel mixer tap, sink unit with stainless steel mixer tap, shower cubicle with double shower head, wall mounted stainless steel radiator, extractor fan and new tile effect vinyl flooring.

#### OUTSIDE

To the front of the property there is off road parking. There is a garden to the rear of the property.

#### DRURYS ESTATE AGENTS

Drurys Estate Agents Disclaimer

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation. We can also offer full Financial and Solicitor services.



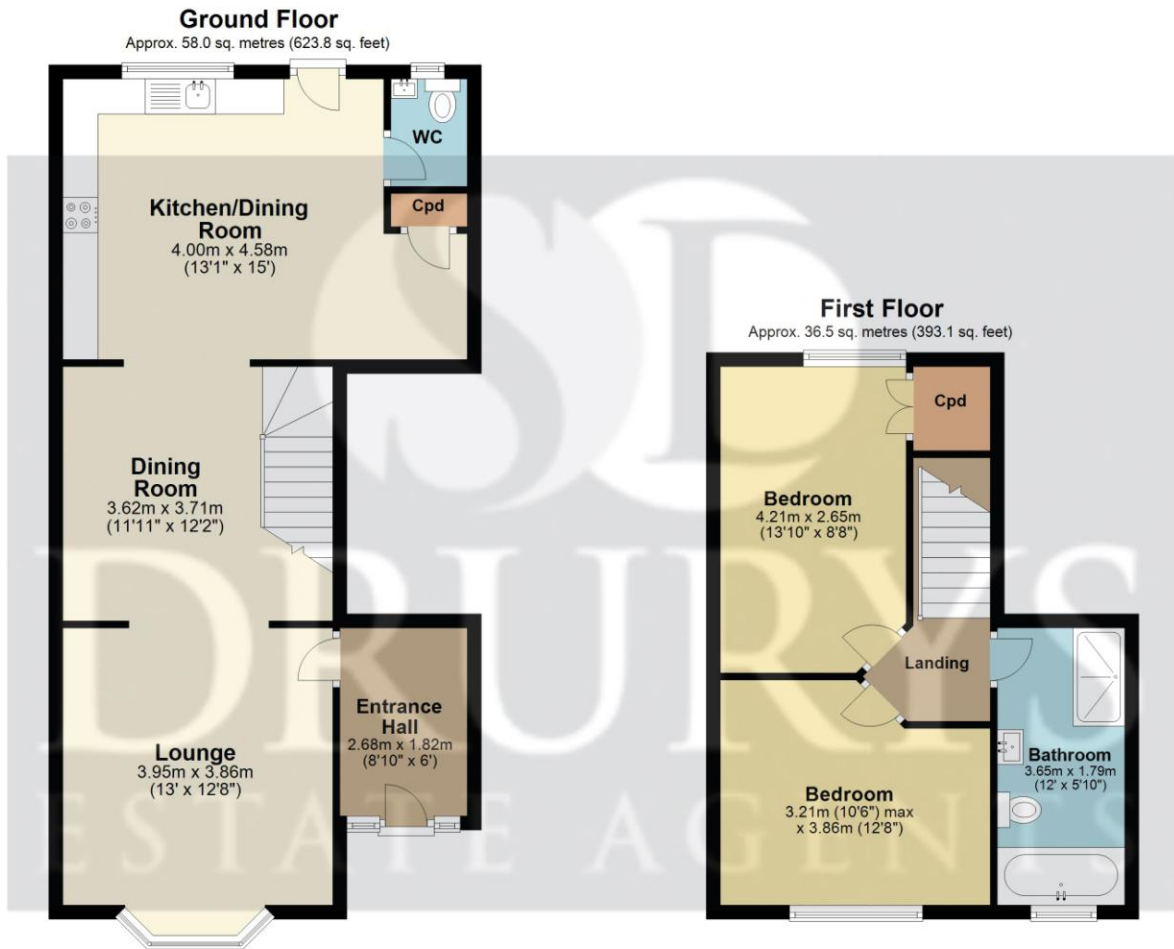
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By Appointment Only - Please contact the selling agent to arrange a viewing.





Total area: approx. 94.5 sq. metres (1016.9 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.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements