

NEWTON FALLOWELL

66 Ward Crescent, Fishtoft - PE21 0RQ

£95,000

66 Ward Crescent

Fishtoft, Boston

An ideal opportunity for first-time buyers or investors, this light and airy ground floor flat offers accommodation comprising an entrance hall, useful store, lounge, fitted kitchen, inner lobby, two bedrooms and a bathroom with white suite. Externally, the property benefits from off-road parking to the front and an enclosed rear garden. Further features include gas central heating and double glazing.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

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ACCOMMODATION
Part glazed side entrance door through to the:

ENTRANCE HALL
Having understairs recess storage area, door to lounge and door to the:

STORE
6' 8" x 5' 8" (2.03m x 1.73m)
Having window to side elevation and tiled floor.

LOUNGE
14' 1" x 12' 3" (4.29m x 3.73m)
Having window to rear elevation, coved ceiling, radiator and wood effect flooring.

KITCHEN
12' 10" x 7' 6" (3.91m x 2.29m)
Having window to front elevation, radiator and built-in cupboard. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under, cupboard over. Work surface return with inset electric hob, integrated electric oven & cupboards under, cupboards over.

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Hotpoint
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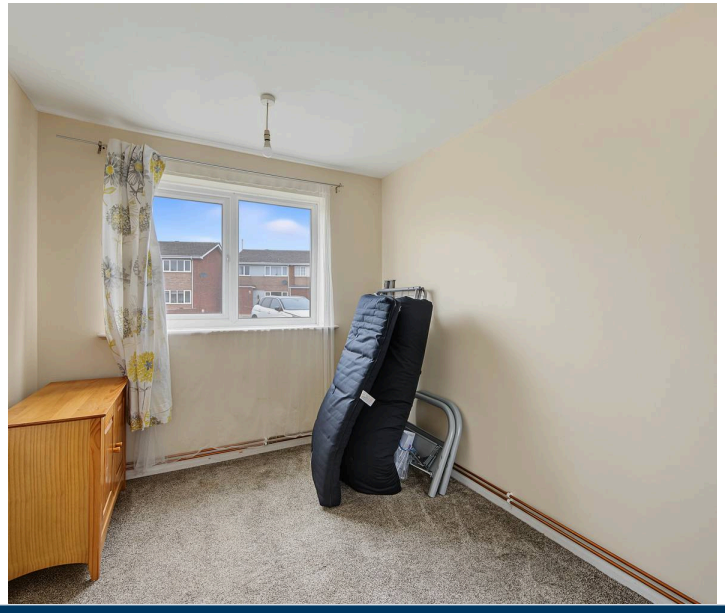
INNER HALL

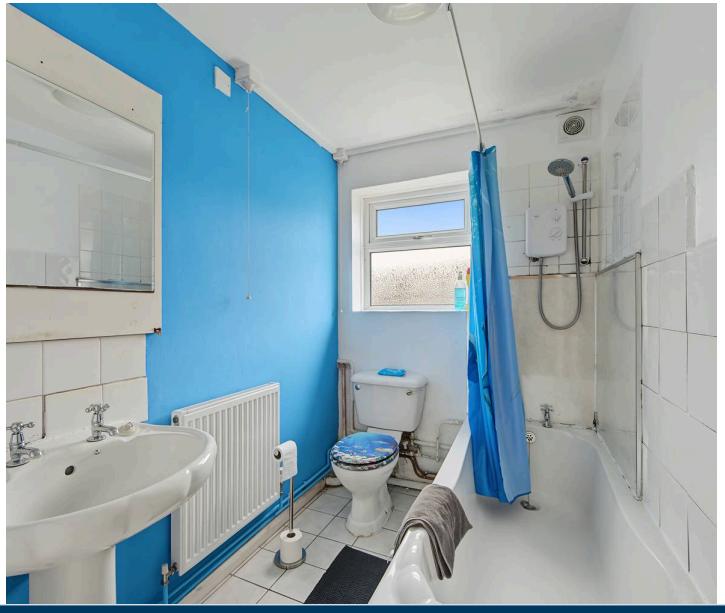
BEDROOM ONE
11' 0" x 10' 5" (3.35m x 3.18m)
Having window to rear elevation and radiator.

BEDROOM TWO
11' 3" x 8' 1" (3.43m x 2.46m)
Having window to front elevation and radiator.

BATHROOM
Having window to front elevation, radiator, tiled floor, tiled splashbacks, extractor, panelled bath with electric shower fitting over, close coupled WC and pedestal hand basin.







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EXTERIOR

To the front of the property there is off road parking. To the rear of the property there is an enclosed garden which is laid to lawn with a paved patio and garden shed.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler installed in August 2023 serving radiators. The property is double glazed and the current council tax is band A. Annual service charge is approximately £300. Ground rent is £10 per annum. Payable to Lincolnshire Housing Partnership (LHP). The property is leasehold with a 125 year lease from 1996.

LIFETIME LEGAL

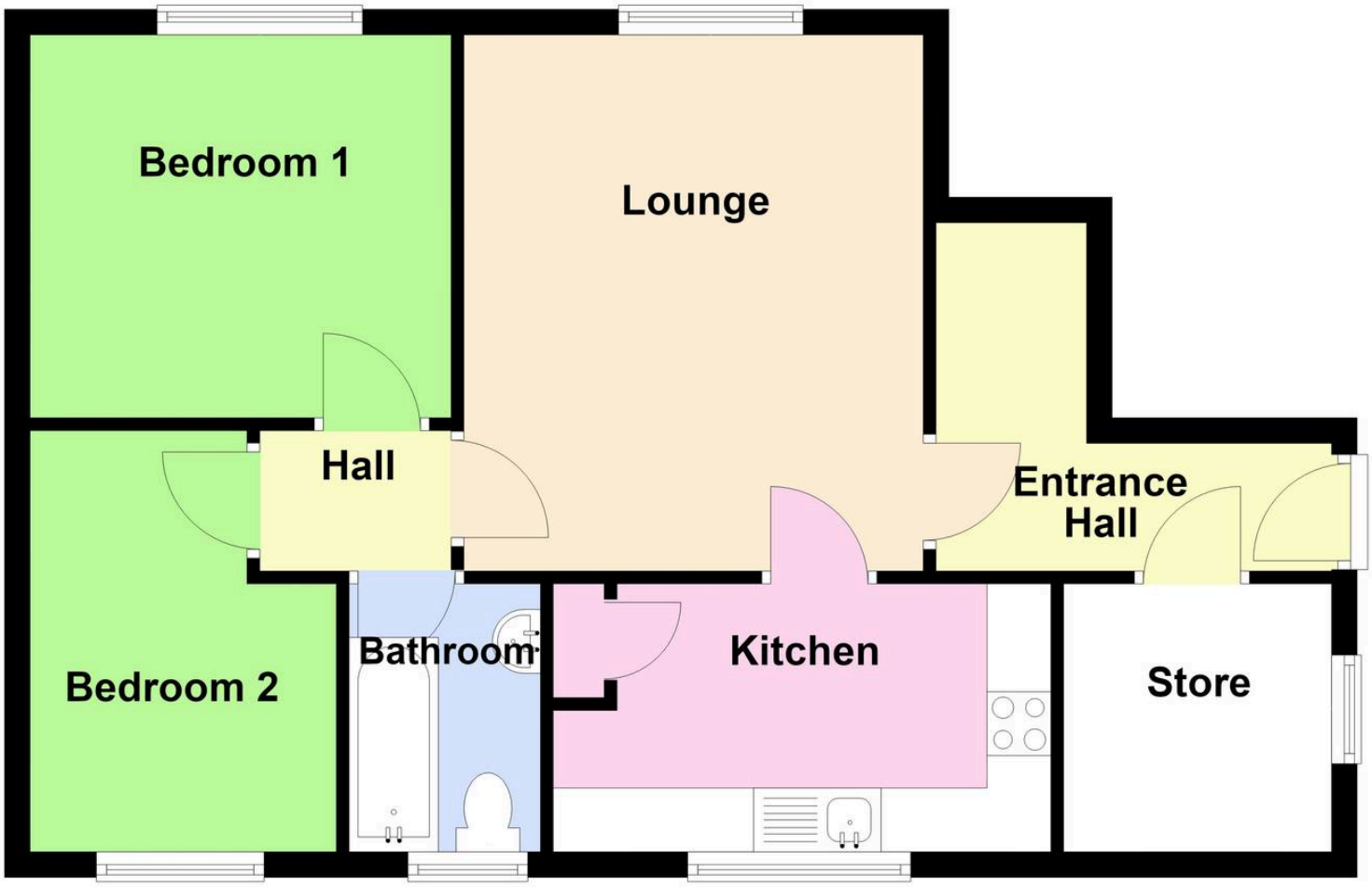
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Ground Floor

Approx. 57.3 sq. metres (616.3 sq. feet)

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Total area: approx. 57.3 sq. metres (616.3 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

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