



**35A Castle Street, Boston, PE21 8PN**

**£147,500**

- 3 Bed Semi Detached House
- Off Road Parking
- Close to Boston Town Centre
- Spacious Lounge
- Kitchen/Diner

- Three Good Sized Bedrooms

A fantastic opportunity to purchase a three-bedroom semi-detached home located just a short distance from Boston town centre with Three good-sized bedrooms, spacious living areas throughout, off-road parking and well-proportioned rooms offering great family living space.

Convenient access to local amenities, shops, schools and transport links.

This property combines generous room sizes with a desirable location – ideal for families, first-time buyers, or investors.

**Lounge 13'3" (max) x 11'4" (4.05m (max) x 3.46m )**



Entrance door to side. Window and door to rear. Stairs to first floor landing. Radiator. Wood effect flooring.

**Kitchen 12'2" x 11'4" (3.73m x 3.46m)**



Box bay window to front. Matching base and eye level units with work surface over. Sink unit with drainer and mixer tap. Space and plumbing for washing machine. Space for fridge freezer. Built in electric hob with extractor hood over and oven under. Tiled splash back. Radiator. Laminate wood flooring.

**Cloakroom 4'8" x 2'7" (1.43m x 0.80m)**



Window to side. Toilet. Wash hand basin. Tiled splash back. Radiator. Wood effect flooring.

**First Floor Landing**



Doors to bedrooms and bathroom. Radiator. Carpeted.

**Bedroom 1 10'2" x 11'4" (3.12m x 3.46m)**



Window to front. Radiator. Carpeted.

**Bedroom 3 7'11" x 8'2" (2.43m x 2.50m)**



Window to front. Radiator. Carpeted.

**Bedroom 2 10'7" x 11'4" (3.23m x 3.46m)**



Two windows to rear. Radiator. Carpeted.

**Bathroom**



Window to rear. Panelled bath. Shower cubicle with shower. Wash hand basin. Toilet. Partially tiled walls. Radiator. Vinyl flooring.

## Outside



The rear of the property is enclosed by timber fencing. Concrete area. Gravel area.

### Property Postcode

For location purposes the postcode of this property is: PE21 8PN

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

## Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Off road parking

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to the local Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C71

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### **Ark Property Centre**

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.

#### **Referral & Fee Disclosure**

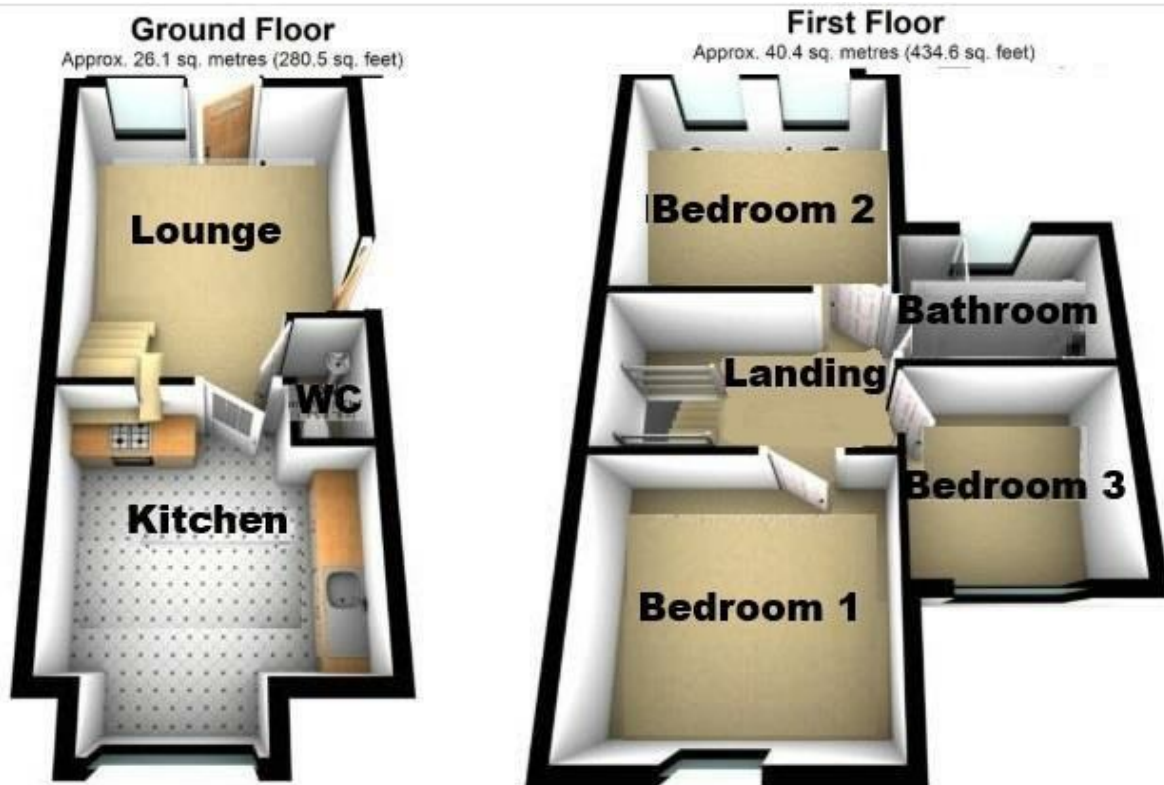
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### **Disclaimer**

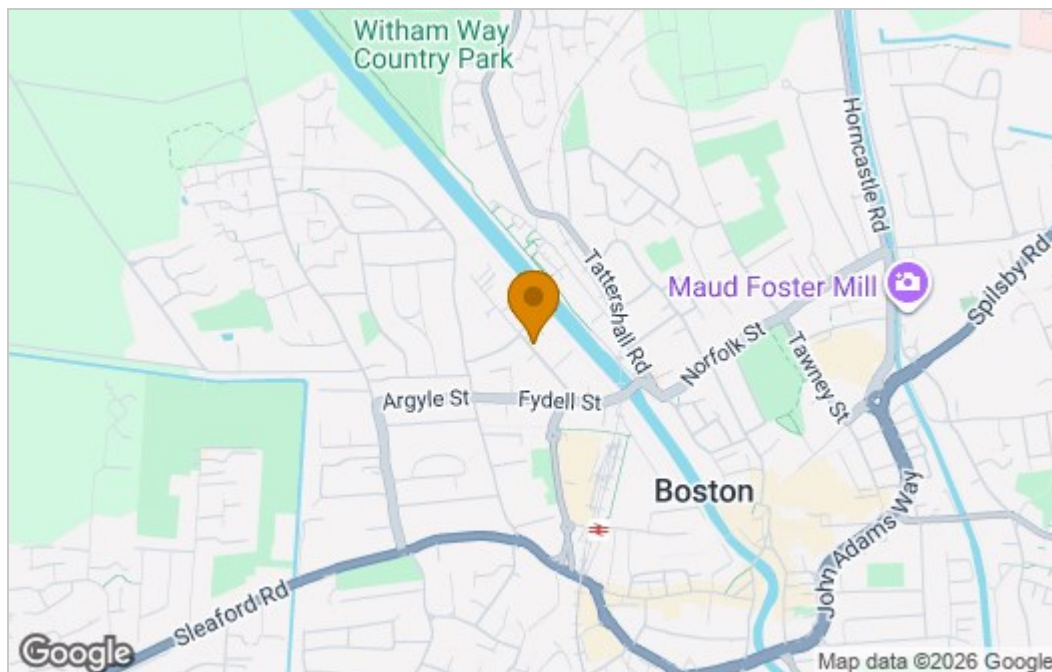
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan

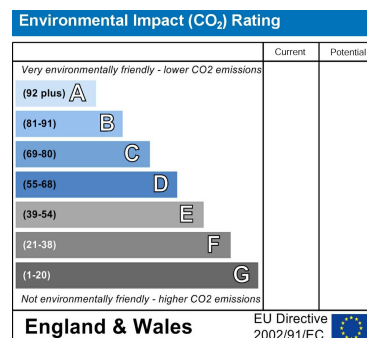
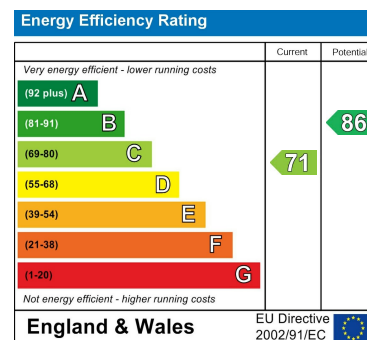


Total area: approx. 66.4 sq. metres (715.1 sq. feet)

## Area Map



## Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

