

Secluded Detached Cottage Ready For Renovation Located in the Town Centre For Sale Freehold

1 Norfolk Court | Boston | Lincolnshire | PE21 8UP



Three Bedroom Detached Cottage Ready For Modernisation
Located on a Generous Mature Private Plot

For Sale Freehold with Vacant Possession
Offers Over £99,950 Subject to Contract, NO Onward Chain

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
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Location...

The bustling market town of Boston has a long history associated with the Hanseatic ports and now has a population of around 70,000 residents.

The town has a twice weekly market, a large hospital, an active port, strong retail and sporting offerings, and a number of well-regarded schools.

The property is located off Blue Street, close to the town centre.

Description...

This secluded cottage presents an exciting opportunity for modernisation and renovation for buyers looking to add value and create a personalised living space with a mature garden plot.

Accommodation...

Kitchen.....3.1m x 4.5m
Having a range of fitted cupboards and drawers with space for appliances.
Bathroom.....1.7m x 1.9m
Lounge.....6.2m x 3.3m
Having windows to three elevations.
A staircase leads to the first floor.
Bedroom 1.....5.6m x 3.6m
Having window to rear elevation.
Bedroom 2.....3.0m x 3.0m
Having windows to rear elevation.
Bedroom 3.....2.5m x 2.2m
Having window to front elevation.

Outside...

The property is surrounded by mature gardens with pedestrian access gates.

EPC...

The property has an Energy Performance Asset Rating F30. Full details are available on request.

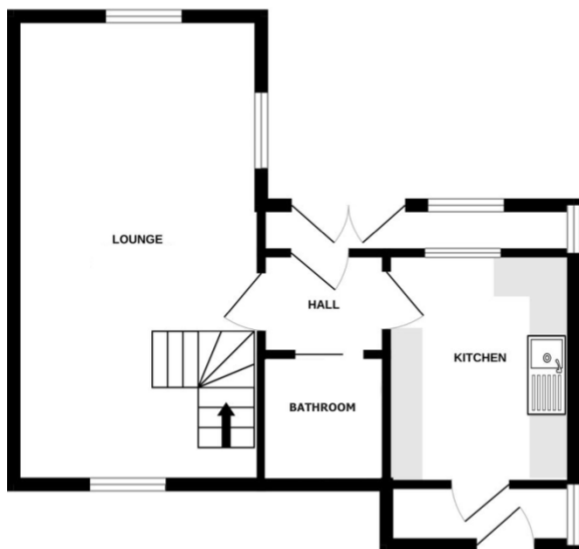
Outgoings...

The property is rated at Council Tax Band A.

Viewing...

Strictly by appointment through the agent:
Poyntons Consultancy Tel 01205 361694
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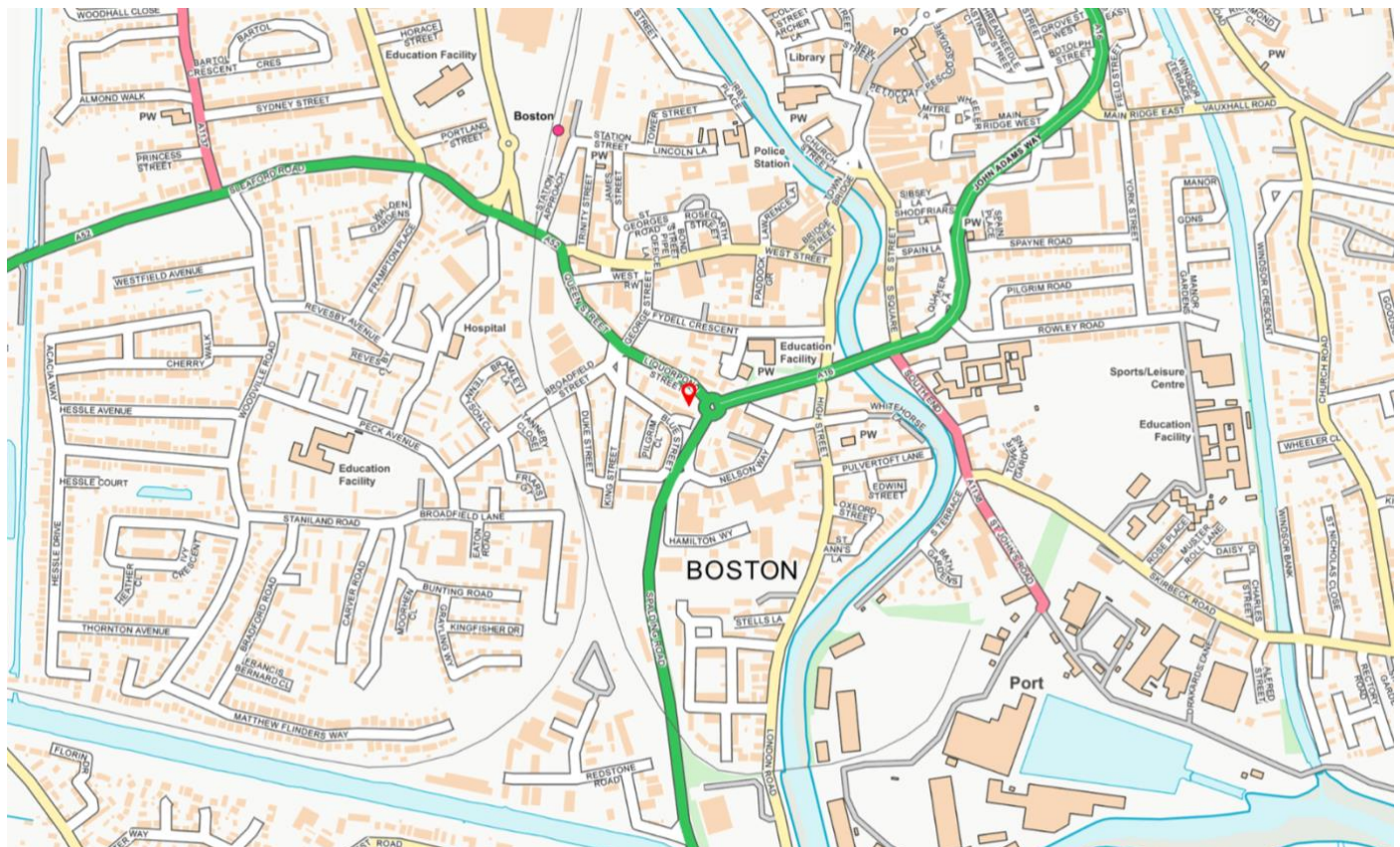




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