

BRUCE MATHER

INDEPENDENT ESTATE AGENT



17 & 17a Pen Street

, Boston, PE21 6TJ

Price Guide £159,950



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RECEPTION

22'4" x 15'10" (6.81m x 4.83m)

Having 2 windows to front; obscure glazed door to front; ceiling light and double radiator x 2.

CLIENT OFFICE

10'2" x 7'10" (3.10m x 2.39m)

Having uPVC double glazed window to rear; radiator and ceiling lights.

FROM RECEPTION 1/2 PARTITION INTO OFFICE

10'9" x 6'8" (3.28m x 2.03m)

OPENING TO FURTHER OFFICE

13'10" to 12'4" x 11'10" (4.22m to 3.76m x 3.61m)

Having UPVC double glazed window to side; radiator, ceiling light; coved ceiling cornice and further double radiator.

REAR OFFICE

13'3" x 10'6" (4.04m x 3.20m)

Having 2 single glazed windows to side; 2 ceiling lights, 2 radiators and gas fire.

KITCHEN

9'11" to 9'5" x 6' (3.02m to 2.87m x 1.83m)

Passageway leading to kitchen: Having obscure glazed door to side; obscure glazed window to side; Gas Boiler; stainless steel sink with 2 taps, 2 shelves under, radiator and ceiling lights.

CLOAKROOM

11'10" x 4' to 3'4" (3.61m x 1.22m to 1.02m)

Having 2 uPVC double glazed windows, pedestal washbasin, close coupled WC; radiator and 2 ceiling lights

STAIRS TO FIRST FLOOR LANDING

Having sash window to side.

REAR ROOM

13'11" to 12'9" x 10'11" (4.24m to 3.89m x 3.33m)

Having ceiling lights and boarded window to rear

FRONT ROOM

16' x 13'9" to 12'10" (4.88m x 4.19m to 3.91m)

STORE ROOM OFF

with sloped stairs/ceiling to floor.

STAIRS

Having cloakroom part way; low level WC and wall mounted wash basin.

SECOND FLOOR LANDING TO

FRONT ROOM

15'11" x 13'8" to 12'7" (4.85m x 4.17m to 3.84m)

Having 2 windows to front and ceiling light. Front is Grade II listed.

REAR ROOM

13'10" to 12'9" x 11'10" (4.22m to 3.89m x 3.61m)

EXTERIOR

Having front gated access leading to a REAR YARD which also provides access to the rear kitchen.

TENURE

Freehold with vacant possession upon completion.

VAT

The owner has informed us the property is not registered for VAT.

EPC RATING

The property is Grade II listed and is EPC exempt.

AGENT'S NOTES

All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent.

All properties are offered subject to contract offered subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.

Bruce Mather Limited for themselves and for Sellers of this property whose Agent they are given notice that:-

1) the particulars, whilst believed to be accurate, are set out as a general outline for intended buyers and do not constitute nor constitute part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should rely on them as statements or representations of fact but must satisfy themselves

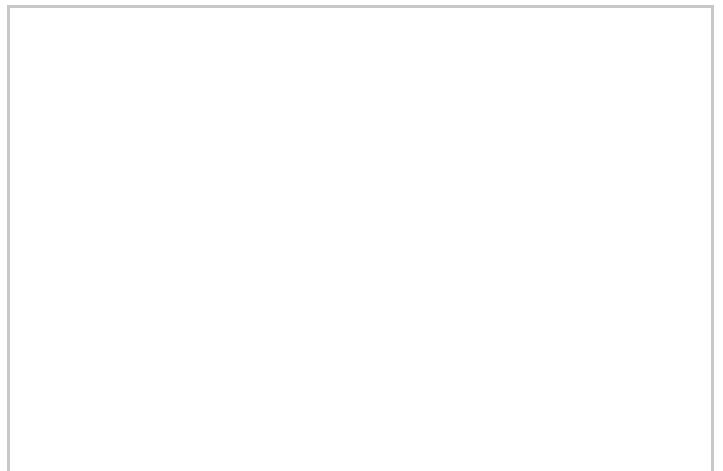
by inspection or otherwise as to their accuracy; 3) no person in the employment of Bruce Mather Limited has any authority to make or give any representation or warranty whatever in relation to this property.

VIEWINGS

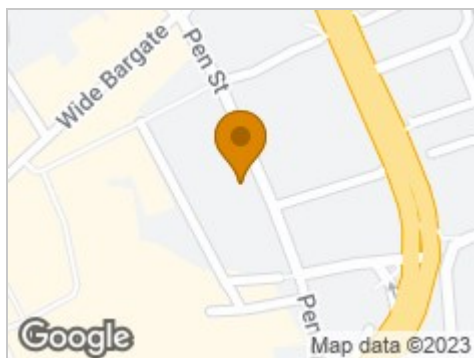
Strictly by appointment with the Selling Agent, Bruce Mather Ltd. Tel: 01205 365032.

BUSINESS RATES

The Rateable Value as at 1st April 2023 is £5,500.



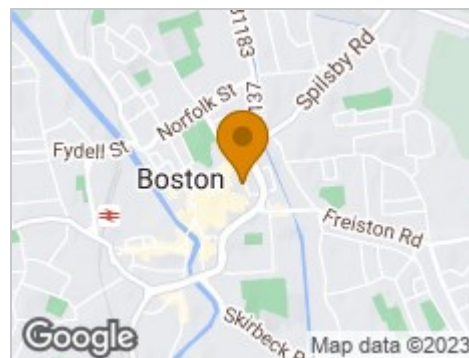
Road Map



Hybrid Map



Terrain Map



Viewing

Please contact our Boston Commercial Office on 01205 365032 if you wish to arrange a viewing appointment for this property or require further information.

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