



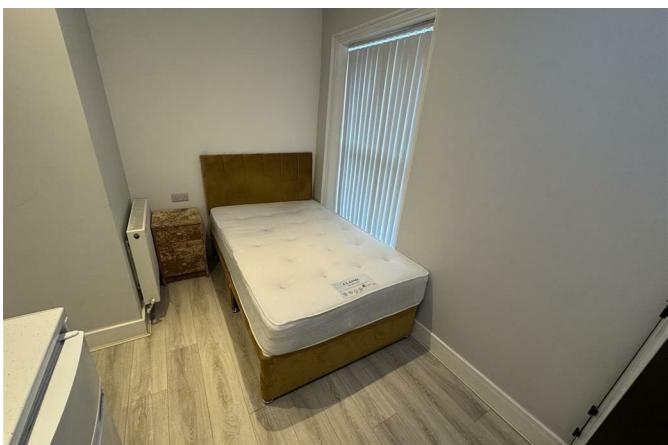
**69 Carlton Road
Boston**

**For sale
£140 per**

Spacious Room Available for Single Occupancy – All Bills Included

We are delighted to offer a spacious room for single occupancy in a friendly shared house. The room has been freshly decorated and is fully furnished with brand-new furniture, creating a comfortable and modern living space.

The room also benefits from exclusive use of a private shower room located immediately next door, providing added convenience and privacy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	64	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

important notice: these particulars which have been produced with the greatest of care & attention and are only intended to give the purchaser a guide to the description of the property. they are prepared to comply with the property misdescription act 1991; however they are for guidance only and must not be relied on as a statement of fact. these particulars do not constitute an offer of contract. intended purchasers should satisfy themselves by inspection to the property and it's appliances, equipment and services as these have not been tested. draft details awaiting vendors approval.