



# Threadneedle Street

Boston, PE21 6SP

# £120,000

A newly-built TOWN CENTRE House within a prestigious development built adjacent to WIDE BARGATE and PESCOD SQUARE. The property boasts open-plan living, quality kitchen with integrated appliances, W.C, TWO BEDROOMS, shower room and OUTSIDE SPACE.



# Threadneedle Street, Boston, Lincolnshire, PE21

## Accommodation

With entrance door to:

Open Plan Living / Kitchen 20'5" x 10'5" (6.24 x 3.18)

## Living Area

With double glazing window, t.v point and central heating radiator.

## Kitchen

Fitted with a quality range of modern wall and base units with return work surfaces and inset sink with mixer tap, built-in fan oven, electric hob and extractor above, integrated washer/dryer and separate integrated fridge and freezer.

## Inner Hall Area

With spiral staircase to the first floor

## W.c

Comprising: w.c and wash hand basin and central heating radiator.

Bedroom Two 10'5" x 9'10" (3.18 x 3)

With double glazed window and central heating radiator.

## First Floor Landing

Bedroom One 10'5" x 9'10" (3.18 x 3)

With double glazed window and central heating radiator.

## Shower Room

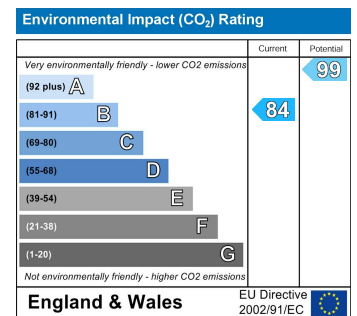
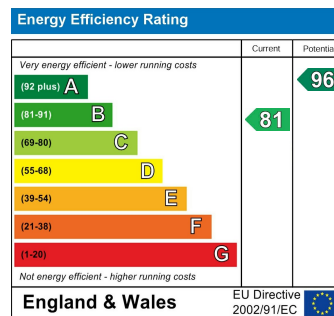
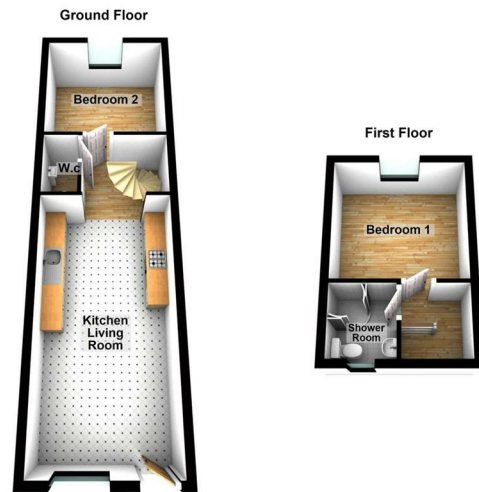
Comprising: fully tiled corner shower, concealed w.c and vanity wash hand basin.

## Outside

To the rear is a communal area with bin storage.

## Agents Notes

The property is currently LET on a fixed term AST at £140pw



## Threadneedle Street, Boston, Lincolnshire, PE21



Zoopla.co.uk

PrimeLocation.com

rightmove.co.uk  
The UK's number one property website

OnTheMarket.com  
coming January 2015

The Property Ombudsman  
APPROVED CODE  
THE PROPERTY OMBUDSMAN



NAEA  
National Association of Estate Agents

Printed by Ravensworth 01670 713330

"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".