



## Union Street

Boston, PE21 6PT

# £125,000

This THREE / FOUR BEDROOM House is situated within the TOWN CENTRE and has its own off-road PARKING and GARAGE. Comprising: lounge dining room, dining room/(bedroom four), rear hall, kitchen, ground-floor bathroom, three bedrooms, gas central heating, uPVC double glazing and enclosed rear courtyard with off-road parking and garage.



# Sell your home from

**£695** (terms and conditions apply)



## Accommodation

Hardwood entrance door to:

### Living Room 17'6" x 13'10" (5.35 x 4.22)

With uPVC double glazed window to the front, electric fire inset to surround, radiator, t.v point and laminate flooring.

### Dining Room/Bedroom Four 13'1" x 8'6" (4 x 2.6)

With dual aspect uPVC double glazed windows and radiator.

### Rear Hall

With built-in cupboard and hardwood door to the rear.

### Kitchen 11'1" x 11'3" reducing to 7'4" (3.38 x 3.43 reducing to 2.25)

Fitted with a range of wall and base units, return work surfaces with inset sink and splash tiling, free standing cooker, recess and plumbing for washing machine, tiled flooring and uPVC double glazed window.

### Bathroom

Comprising: bath with shower attachments, w.c and wash hand basin, heated towel rail, full wall and floor tiling and obscure uPVC double glazed window.

### First Floor Landing

With doors to:

### Bedroom One 17'0" x 8'7" (5.19 x 2.63)

With dual aspect uPVC double glazed windows and radiator.

### Bedroom Two 12'2" x 10'5" (3.73 x 3.20)

With uPVC double glazed window and radiator.

### Bedroom Three 8'4" x 6'7" (2.55 x 2.03)

With uPVC double glazed window and radiator.

### Outside

The property has a low maintenance rear courtyard with double gated access and GARAGE.



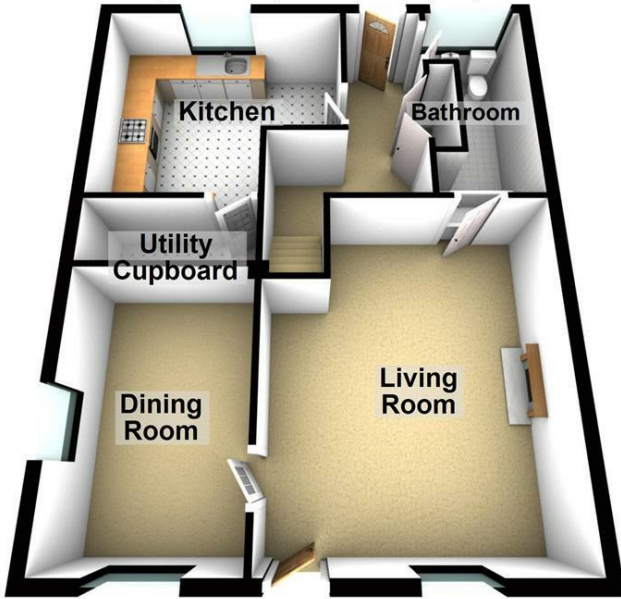
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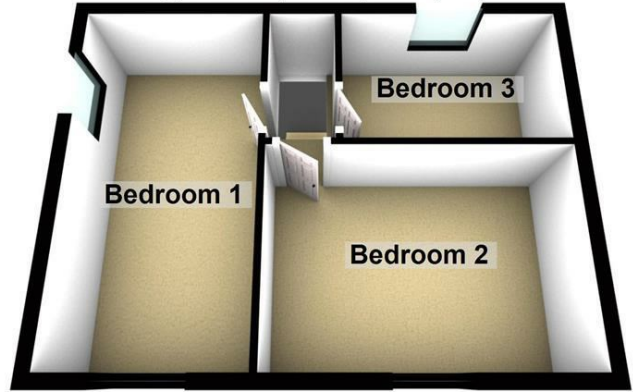
### Ground Floor

Approx. 59.7 sq. metres (642.7 sq. feet)

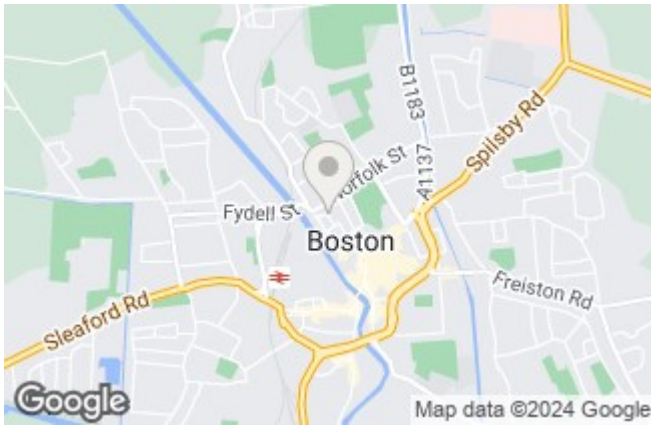


### First Floor

Approx. 35.2 sq. metres (379.4 sq. feet)



Total area: approx. 95.0 sq. metres (1022.1 sq. feet)



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	85

Union Street, Boston, Lincolnshire, PE21



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"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".