

**LOOK what's
coming onto
the market
soon...**



**contact us now for more details
and to register your interest**

Wyberton West Road, Boston PE21 7JN


**william
h brown**

welcome to

Wyberton West Road, Boston

- END TERRACE 3 BEDROOM HOUSE
- OFF ROAD PARKING
- NO ONWARD CHAIN
- GOOD SIZED REAR GARDEN
- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT

Tenure: Freehold EPC Rating: E

£125,000

This end terraced house is situated on the outskirts of Boston with easy access into the Town Centre. The property benefits from OFF ROAD PARKING to the front and a GOOD SIZED REAR GARDEN. The property being offered for sale with NO ONWARD CHAIN.



Hall

Lounge

13' 7" At Maximum x 12' 2" At Maximum (4.14m At Maximum x 3.71m At Maximum)

Dining Room

12' 3" x 12' (3.73m x 3.66m)

Kitchen

13' 7" x 7' 6" (4.14m x 2.29m)

Ground Floor Bathroom

Bedroom One

12' 6" x 12' 4" (3.81m x 3.76m)

Bedroom Two

13' 5" x 12' 5" (4.09m x 3.78m)

Bathroom

Exterior

view this property online williamhbrown.co.uk/Property/BWB113798



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

BWB113798 - 0006

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01205 351010



Boston@williamhbrown.co.uk



14 Wide Bargate, BOSTON, Lincolnshire, PE21 6RH



williamhbrown.co.uk