



**High Street, Boston PE21 8TA**

**welcome to**

## High Street, Boston

- FREEHOLD FLAT
- NO ONWARD CHAIN
- FIRST FLOOR FLAT WITH ITS OWN ENTRANCE
- OPEN PLAN LIVING KITCHEN
- DOUBLE BEDROOM

Tenure: Freehold EPC Rating: E

guide price

**£50,000**

### Entrance Hallway

Entrance door with staircase to the first floor;

### Open Plan Living Kitchen

14' 8" x 11' 7" ( 4.47m x 3.53m )  
Having window to rear elevation, laminated flooring and electric fire. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: sink with drainer & tap inset to work surface, cupboards, drawer, space & plumbing for automatic washing machine under & space for fridge/freezer. Electric cooker, hob & extractor fan.

### Bedroom

7' 2" x 10' 7" ( 2.18m x 3.23m )  
Having window to front elevation & electric heater

### Shower Room

Fitted with a shower & W.C

### Conditions Of Sale

CONDITIONS OF SALE  
The Conditions of Sale will be deposited at the offices of the auctioneers, Bagshaws Residential, and vendors solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of same whether inspected or not. Any questions relating to them must be raised prior to auctions. Prospective purchasers are advised to check with the auctioneers, Bagshaws

Residential, before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

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### Guide And Reserve Prices

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the



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Property Ref:

BWB114109 - 0015

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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](mailto:Boston@williamhbrown.co.uk)



14 Wide Bargate, BOSTON, Lincolnshire, PE21 6RH



[williamhbrown.co.uk](http://williamhbrown.co.uk)