



Windsor Bank, Boston PE21 0HS

welcome to

Windsor Bank, Boston

GUIDE PRICE £135,000 - £145,000. The property comprises of rear entrance hall, spacious lounge/diner, kitchen, three good sized bedrooms, family bathroom and low maintained rear garden.





Ground Floor

First Floor

Dining Room

23' 7" max x 12' 8" max (7.19m max x 3.86m max)

Kitchen

12' x 6' (3.66m x 1.83m)

Rear Entrance Hall

Bedroom One

12' 8" x 11' 7" (3.86m x 3.53m)

Bedroom Two

11' 8" x 7' (3.56m x 2.13m)

Bedroom Three

12' 9" x 5' 9" (3.89m x 1.75m)

Bathroom

Exterior

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- GUIDE PRICE £135,000 - £145,000
- PERFECT INVESTMENT PROPERTY
- WATERSIDE VIEWS
- RECENTLY REFURBISHED THROUGHOUT
- VIEWING IS ADVISED

Tenure: Freehold EPC Rating: C

guide price

£130,000



view this property online williamhbrown.co.uk/Property/BWB111693

Please note the marker reflects the postcode not the actual property



Property Ref:
BWB111693 - 0005

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.



william h brown



01205 351010



Boston@williamhbrown.co.uk



14 Wide Bargate, BOSTON, Lincolnshire, PE21 6RH



williamhbrown.co.uk