









# welcome to

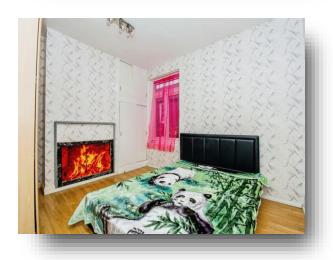
# **Union Place, BOSTON**

The property offers an entrance porch, cloakroom, kitchen, lounge, two bedrooms, jack and Jill style bathroom, yard area wit brick built shed and a brick built garage with a versatile room upstairs.













#### **Entrance Porch**

Access via double glazed entrance door, double glazed window to side, door into cloakroom and door into entrance lobby.

#### Claokroom

Double glazed window to side, wc, wash hand basin and tiled floor.

#### **Entrance Lobby**

Stairs rising to first floor landing and door into kitchen and lounge.

#### Kitchen

11' 4" max x 10' 3" max ( 3.45m max x 3.12m max ) Double glazed window to rear, range of floor and wall based cupboards, wash hand basin with drainer, space for all appliances, space for dining table, radiator to wall and tiled flooring.

#### Lounge

12' 11" x 11' (3.94m x 3.35m)

Double glazed entrance door, double glazed window to front, radiator to wall and built in storage cupboard.

#### Landing

Stairs from ground floor lobby, door into bedroom one and bedroom two.

#### **Bedroom One**

11' 1" x 10' 9" ( 3.38m x 3.28m )

Double glazed window to front, radiator to wall and door leading into jack and jill bathroom.

#### **Bedroom Two**

 $8' \ 2'' \ x \ 6' \ 4'' \ ( \ 2.49m \ x \ 1.93m \ )$ 

Double glazed window to rear, radiator to wall, storage cupboard, attic access and door into jack and jill bathroom.

#### **Bathroom**

Double glazed window to side, wc, wash hand basin, bath with wall mounted shower, radiator to wall and tiling to floor.

#### **Exterior**

Low maintenance yard with a brick built shed as well as access provided to garage.

#### Garage

Garage with upper floor room that can be used as a study or extra storage.





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## **Union Place, BOSTON**

- TWO BEDROOM TERRACED PROPERTY
- WITHIN WALKING DISTANCE TO ALL RELEVANT AMENITIES
- SPACIOUS PROPERTY
- BATHROOM AND CLOAKROOM
- YARD AREA

Tenure: Freehold EPC Rating: Awaited

# £105,000









Please note the marker reflects the postcode not the actual property

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Property Ref: BWB114592 - 0004 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.

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