



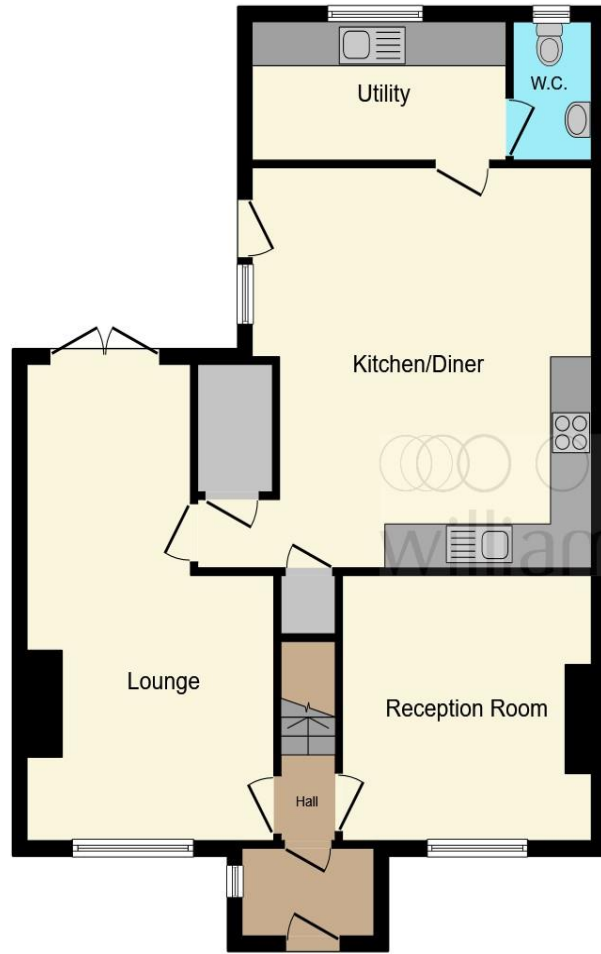
London Road, Boston PE21 7EZ

welcome to

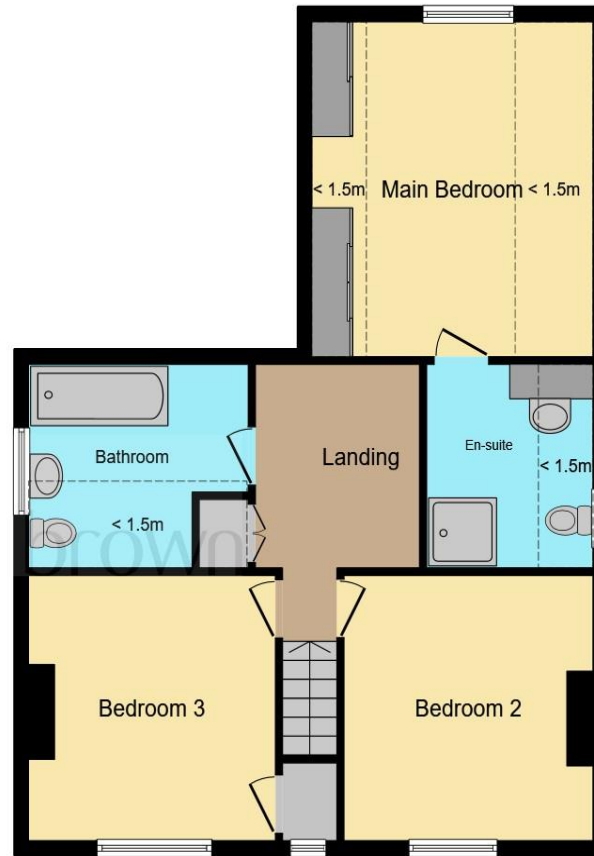
London Road, Boston

Beautifully renovated and extended three bedroom detached property constructed in the late 1800's, the property also has the added benefit of being close to all relevant transport links to major towns and some cities. VIEWING IS ADVISED





Ground Floor



First Floor

Entrance Porch

Entrance Hall

Snug Room

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

Lounge

11' x 23' 2" max (3.35m x 7.06m max)

Kitchen/Diner

19' x 17' 7" (5.79m x 5.36m)

Utility Room

5' 2" x 9' 5" (1.57m x 2.87m)

Cloakroom

Landing

Bedroom One

14' 7" x 14' 1" (4.45m x 4.29m)

En-Suite

Bedroom Two

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

Bedroom Three

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

Bathroom

Front Exterior

Rear Garden

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

London Road, Boston

- VERY WELL PRESENTED THREE BEDROOM CHARACTER PROPERTY
- SPACIOUS THROUGHOUT OFFERING TWO RECEPTION ROOMS AND THREE SEPARATE BEDROOMS
- HIGHLY SOUGHT AFTER LOCATION CLOSE TO ALL RELEVANT AMENITIES
- VIEWING IS HIGHLY ADVISED
- OFF ROAD PARKING FOR AMPLE VEHICLES AND LARGE ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

£275,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BWB115128](https://www.williamhbrown.co.uk/Property/BWB115128)



Property Ref:
BWB115128 - 0006

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 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.



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