



**Paddock Grove, Boston PE21 8QL**

**welcome to**

## **Paddock Grove, Boston**

- 3 BEDROOM END OF TERRACE HOUSE
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- TOWN CENTRE LOCATION
- IDEAL BUY TO LET OPPORTUNITY
- WALKING DISTANCE TO ALL RELEVANT AMENITIES

Tenure: Freehold EPC Rating: D

**£95,000**

This SPACIOUS home is situated within walking distance of Boston Town Centre, both Train and Bus Stations and local amenities. the property is being offered with no onward chain, meaning the sale can be sorted as quickly as possible.



**view this property online** [williamhbrown.co.uk/Property/BWB114881](http://williamhbrown.co.uk/Property/BWB114881)



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:**

BWB114881 - 0002

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