

**Mayfair Gardens, Boston PE21 9NZ** 

william h brown

# welcome to

# **Mayfair Gardens, Boston**

GUIDE PRICE £280,000 - £290,000. William H Brown are proud to present this stunning three bedroom detached house located in the popular town of Boston and within walking distance to local amenities such as shops, pubs, schools and Pilgrim Hospital..





William H Brown are proud to present this stunning three bedroom detached house located in the popular town of Boston and within walking distance to local amenities such as shops, pubs, schools and Pilgrim Hospital. The property offers a spacious lounge, separate dining room, kitchen, sunroom, downstairs shower room, three bedrooms and a main family bathroom.

Externally the property gives off road parking space for one car but the potential to convert the front garden into more off road parking space. The property also gives you an enclosed garden to the rear.

**VIEWING IS ADVISED** 

## Lounge

15' x 12' 3" ( 4.57m x 3.73m )

### **Dining Room**

11' 5" x 9' 8" ( 3.48m x 2.95m )

#### Kitchen

9' 7" x 8' 5" ( 2.92m x 2.57m )

#### **Bedroom 1**

14' x 10' 11" ( 4.27m x 3.33m )

#### **Bedroom 2**

12' 6" x 11' (3.81m x 3.35m)

#### **Bedroom 3**

9' 2" x 7' 5" ( 2.79m x 2.26m )

## **Bathroom**

**WC/Wet Room** 

#### Sunroom

5' 10" x 7' 6" ( 1.78m x 2.29m )

#### **Front Garden**

**Rear Garden** 











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# **Mayfair Gardens, Boston**

- DETACHED HOUSE
- THREE BEDROOMS
- DINING ROOM
- MAIN FAMILY BATHROOM
- DOWNSTAIRS SHOWER ROOM

Tenure: Freehold EPC Rating: D

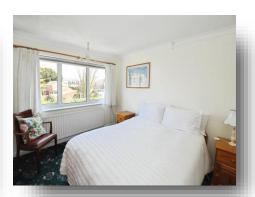
Council Tax Band: C

guide price

£280,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/BWB115854



Property Ref: BWB115854 - 0016 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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