



Woodside, Boston PE21 7HE

welcome to

Woodside, Boston

Great Opportunity - 50% Shared Ownership Home with Added Space. This extended 3 bed semi-detached home is ideal for anyone to get onto the property ladder. offered as 50% shared ownership, it features a converted garage and rear extension, the property would benefit from putting your own stamp on it



Great Opportunity - 50% Shared Ownership Home with Added Space. This extended 3 bed semi-detached home is ideal for anyone to get onto the property ladder. offered as 50% shared ownership, it features a converted garage and rear extension, the property would benefit from putting your own stamp on it Located in a well established neighbourhood close to local amenities, its a solid choice for first time buyers or those looking to upsize with room to grow.

Located in the historic market town of Boston residents can enjoy a blend of rich heritage and modern amenities. The town is home to St Botolph's Church known as "The Stump" one of the tallest parish churches in England, and the guildhall Museum, which offers insights into the town's significant past. Boston also boasts a variety of shops, restaurants, and venues including the Blackfriars Theatre and Arts Centre, the nearby Witham Way Country Park and Boston Woods provide ample green space for recreation. The town's location offers transport via Train, Bus and good links to major roads for both commuting and leisure.

Lounge

12' 10" x 10' 10" (3.91m x 3.30m)

Dining Room

12' 2" x 8' 11" (3.71m x 2.72m)

Reception Room

7' 8" x 15' 8" (2.34m x 4.78m)

Kitchen

17' x 8' 11" (5.18m x 2.72m)

Bedroom 1

11' 2" x 10' 9" (3.40m x 3.28m)

Bedroom 2

9' 3" x 11' (2.82m x 3.35m)

Bedroom 3

6' x 7' 1" (1.83m x 2.16m)

Converted Garage

8' 6" x 16' 2" (2.59m x 4.93m)

Bathroom

Rear Garden



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- 50% Shared Ownership
- 3 Bedrooms
- Converted Garage
- Extended to the Rear
- Driveway

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 311.90

This is a Leasehold property with details as follows; Term of Lease 99 years from 07 Oct 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£92,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWB115971 - 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.



william h brown



01205 351010



Boston@williamhbrown.co.uk



14 Wide Bargate, BOSTON, Lincolnshire, PE21 6RH



williamhbrown.co.uk