

Windsor Bank, Boston PE21 0HR

welcome to

Windsor Bank, Boston

Beautifully Modernised 2-Bedroom home with River views and flexible space.

This Stylish and modernised two-bedroom home offers contemporary living with a riverside setting, With living room and dining room the property





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This Stylish and modernised two-bedroom home offers contemporary living with a riverside setting, With living room and dining room the property also benefits from an additional room upstairs Set in the sought after location along Windsor Bank, it enjoys peaceful views of the the nearby river, immaculately presented throughout, this property is ready to move into and would suit first time buyers, investment buyers, young families and professionals. or those looking to downsize in style.

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

11' x 11' 11" (3.35m x 3.63m)

Dining Room

12' x 10' 10" (3.66m x 3.30m)

Kitchen

7' 6" x 11' 5" (2.29m x 3.48m)

Bedroom 1

11' 11" x 11' (3.63m x 3.35m)

Bedroom 2

10' 11" MAX x 12' (3.33m MAX x 3.66m)

Bedroom 3

6' 9" x 11' 5" (2.06m x 3.48m)

Bathroom

Rear Garden

Parking











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Windsor Bank, Boston

- Highly Modernised
- Move in Ready
- 2 Bedroom
- Additional Room Upstairs

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Tenure: Freehold EPC Rating: C

Council Tax Band: A

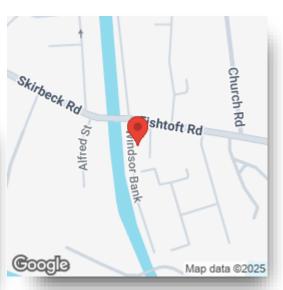
offers in the region of

£125,000









Please note the marker reflects the postcode not the actual property

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Property Ref: BWB115983 - 0007 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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