



Park Road, Boston PE21 7JW

 william
h brown

welcome to

Park Road, Boston

GUIDE PRICE £230,000 - £240,000 The property comprises of entrance hall, large lounge with woodburner, study/bedroom three, cloakroom, spacious 20 foot, modern kitchen diner, conservatory and two further bedrooms upstairs with family bathroom.





Agent Notes

Entrance Hall

Lounge

16' 9" x 11' 10" (5.11m x 3.61m)

Study/ Bedroom Three

11' 5" x 9' 9" (3.48m x 2.97m)

Cloakroom

Kitchen/Diner

Conservatory

12' 9" x 9' 5" (3.89m x 2.87m)

Landing

Bedroom One

15' 4" x 13' (4.67m x 3.96m)

Bedroom Two

9' 11" x 11' 11" (3.02m x 3.63m)

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

Park Road, Boston

- 20 FOOT MODERN KITCHEN/DINER
- FULLY DOUBLE GLAZED CONSERVATORY
- NO ONWARD CHAIN
- AMPLE PARKING TO THE FRONT OF THE PROPERTY
- VIEWS OVERLOOKING GARFITS PARK

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£230,000



view this property online williamhbrown.co.uk/Property/BWB116307

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:
BWB116307 - 0005

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Please note the marker reflects the postcode not the actual property

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