



Boston Road, Spilsby PE23 5HD

welcome to

Boston Road, Spilsby

NO UPWARD CHAIN

A 3 bed, three storey end town house located in the popular market town of Spilsby. In brief, the property offers a lounge, dining/ kitchen, ground floor Wc, family bathroom, rear garden and parking provision to rear.

Agents Note

Property is sold as seen and will not be cleared before exchange and completion. Any prospective buyer will need to factor in clearing the property after completion.

Entrance

entrance door leads into the hallway which has a radiator, stairs leading to the first floor and door into:

Lounge

9' 1" x 17' 11" (2.77m x 5.46m)

Has a window to the front elevation, radiator and door into:

Kitchen Diner

13' 8" x 10' 7" (4.17m x 3.23m)

Comprising of wall, base and drawer units with worktop space over, sink, integrated oven, hob, extractor, radiator, central heating boiler, window to the rear, door to the rear leading externally and door into WC

Wc

Has a WC and hand wash basin

Landing

Has a radiator, stairs to the 2nd floor and doors leading into the following rooms:

Bedroom 2

12' 9" x 7' 4" (3.89m x 2.24m)

Has a window and radiator

Bedroom 3

15' 8" x 13' 8" (4.78m x 4.17m)

Has two windows and two radiators.

Bathroom

has a bath with shower over, hand wash basin, wc, radiator and an opaque window.

Bedroom 1

18' 4" x 10' 4" (5.59m x 3.15m)

located on the 2nd floor this rooms has two skylight windows and two radiators.

External

Externally the property offers a rear courtyard area as well as allocated parking.

Agents Note

The property can be sold as Leasehold on a Shared Ownership basis. This would be a 50% share and therefore the property price would be £75,000. Please call our Branch for further information on Shared Ownership.





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Boston Road, Spilsby

- 3 BED, 3 STOREY END OF TOWN HOUSE
- DINING KITCHEN
- DOWNSTAIRS WC
- PARKING AT THE REAR
- REAR GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£130,000

directions to this property:

See Multi-Map illustration



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Property Ref:
SKG109886 - 0008

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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