



178 Woad Farm Road, Boston, PE21 0EX

Bruce Mather are pleased to offer FOR SALE this THREE BEDROOM SEMI-DETACHED property situated in an established residential area which is convenient for schools, town and amenities. Viewing is essential to appreciate the size and standard of accommodation on offer. Call today to view!

- NO CHAIN
- Sought After Location
- Driveway
- Three Bedrooms
- Low Maintenance Rear Garden
- Well Presented

Asking price £159,995

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ACCOMMODATION

Through the front UPVC entrance door into the:-

HALLWAY

Having stairs off to first floor; door to Lounge; door to kitchen; door to Bathroom; radiator.

LOUNGE

16'4"X11'5" (4.98m X 3.48m)
Having window to front elevation; feature fireplace with gas fire; radiator; patio doors to Sun Room.

DINING ROOM

16'10"X7'5" (5.13m X 2.26m)
Having window to the rear elevation; radiator; patio doors to rear elevation.

SHOWER ROOM

Having fully tiled shower cubicle with electric shower; pedestal wash basin; low level WC; windows to both the front and the side elevations; part tiled walls.

KITCHEN

12'3"X10'9">8'4" (3.73m X 3.28m)
Having range of base and wall units; electric oven and gas hob; stainless steel sink and drainer with mixer tap over; space for fridge freezer and dishwasher; radiator; windows to both the sun room and side elevation; door to side elevation; tiled flooring.

STORE

8'X6' (2.44m X 1.83m)
Having plumbing for washing machine.

FIRST FLOOR LANDING

Having window to the rear elevation; loft hatch; doors of to:-

BEDROOM ONE

16'5"X9'4" (5.00m X 2.84m)
Having windows to both the front and rear elevations; radiator; storage cupboard which also houses the boiler.

BEDROOM TWO

12'10">11'10"X10'9">8'5" (3.91m X 3.28m)
Having window to the front elevation; radiator.

BEDROOM THREE

8'11"X7'9" (2.72m X 2.36m)
Having window to the rear elevation; radiator.

EXTERIOR

FRONT GARDEN

Having concrete driveway entered via a wrought iron gate. Lawn to front of property with two trees and hedging to boundary on the right hand side.

REAR GARDEN

The property benefits from a low maintenance rear garden laid to both concrete and slabs which form the large patio area. Large garden shed.

VIEWINGS

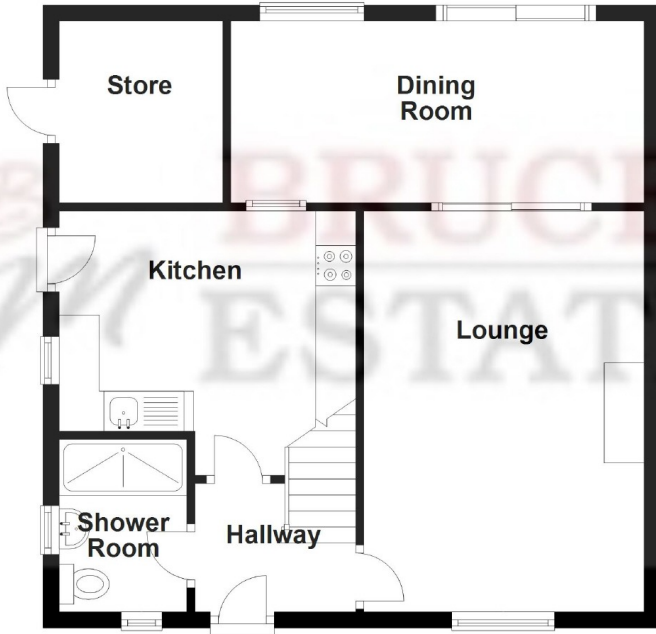
Strictly by appointment with the selling agents, Bruce Mather Ltd. Tel: 01205 365032.

DIRECTIONS

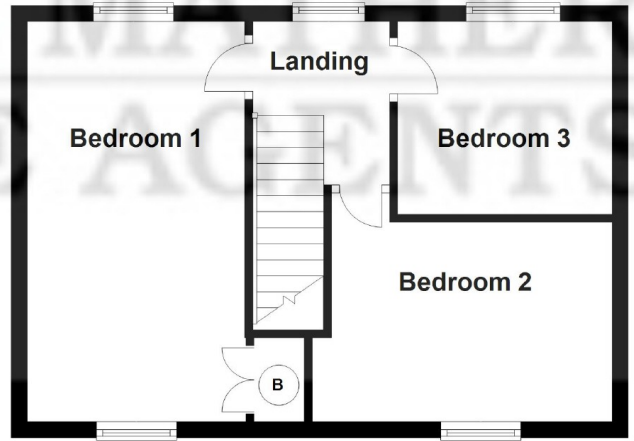
From our offices in Pump Square proceed via Main Ridge West to John Adams Way. Turn right onto John Adams Way and then left thereafter onto Main Ridge East, over Vauxhall Bridge and into Freiston Road, taking the second turning right into Forbes Road Road. Turn left into Woad Farm Road and the property can be found on your left.



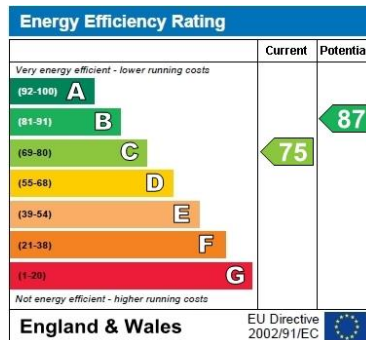
Ground Floor



First Floor



Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Plan produced using PlanUp.



Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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