



## 103 Windsor Bank, Boston, PE21 0HU

FOR SALE BY ONLINE AUCTION: Terms and conditions apply. starting bid £110,000

A mid terrace residence situated alongside the Maud Foster Watercourse with benefit of easy access to Town and amenities. Benefits include uPVC double glazed windows and doors and gas radiator heating. Gardens front and rear.

- No Onward Chain
- Mid Terrace House
- 2 Bedrooms
- 22' Lounge/Diner
- uPVC Double Glazing
- Gas Radiator Heating
- Opposite Maud Foster Watercourse
- Close to Town Centre
- Established Residential Area

**By auction £95,000**

# 103 Windsor Bank, Boston, PE21 0HU

## ACCOMMODATION

Having Upvc entrance door leading to:-

### LOUNGE DINER

22'4"X12'6" (6.81m X 3.81m)

Having window to the front elevation; 2 radiators; stairs to first floor; feature fire place with gas connection for fire to be installed; window to kitchen; door to:-

### KITCHEN

11'6"X10' (3.51m X 3.05m)

Having window to the rear elevation; range of base and wall units; stainless steel sink and drainer; spaces for washing machine, dishwasher; gas cooker and fridge freezer; tiled floor and part tiled walls; door to rear garden.

## FIRST FLOOR

### BEDROOM ONE

12'6">11'4"X10'11" (3.81m X 3.33m)

Having window to the front elevation; radiator.

### BEDROOM TWO

10'11"X7'2" (3.33m X 2.18m)

Having window to the rear elevation; radiator.

### BATHROOM

Having airing cupboard; window to the rear elevation; heated towel rail; bath with shower over; wash basin with storage under; low level WC

## EXTERIOR

### REAR GARDEN

Having low maintenance rear garden with raised flower beds; shed; large storage box; gravel area; pedestrian gate to rear access.

### FRONT GARDEN

The front garden is entered through a timber gate leading via a concrete path to the front entrance of property; mature shrubs and hedging to either side; gravel borders; astro turf.

### VIEWINGS

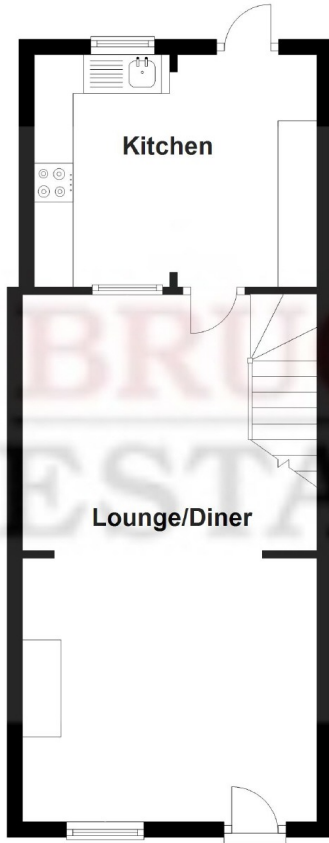
By appointment with the selling agents Bruce Mather Limited (Tel: 01205 365032).

### DIRECTIONS

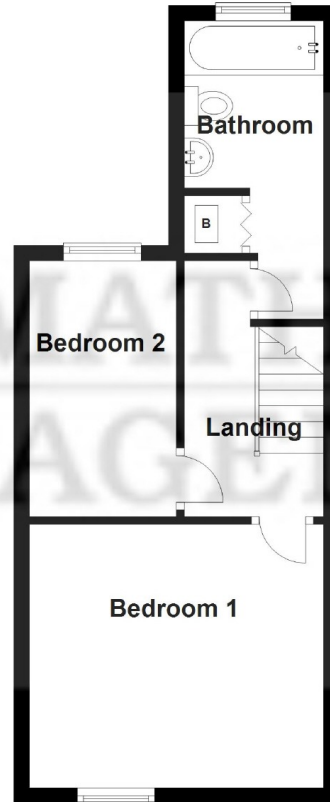
From our offices in Pump Square proceed via Main Ridge West into Pen Street turning right at the traffic lights into Botolph Street and right again onto John Adams Way. Proceed out of town keeping in the left hand lane, turning left into South End just before the foot bridge and left again onto Skirbeck Road and proceed over Mount Bridge. Turn left just after Mount Bridge, immediately adjacent to the Maud Foster watercourse and the property can be found a little way along on the right hand side.



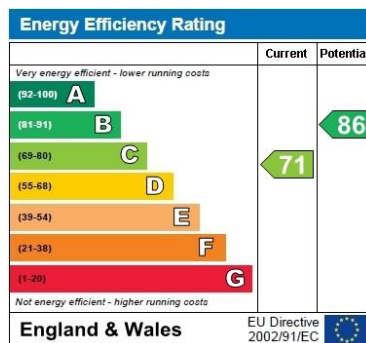
### Ground Floor



### 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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