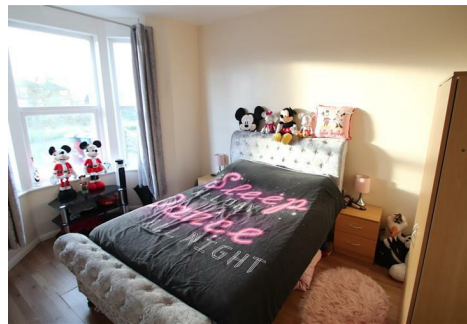


# BRUCE MATHER

INDEPENDENT ESTATE AGENT



**77A Willoughby Road, Boston, PE21 9HN**

**Price Guide £73,000**

Bruce Mather is delighted to offer for sale this one-bedroom flat located in a popular residential area. The property benefits from a rear garden and is ideal for a quick sale. Contact us today to arrange a viewing.

## LOCATION

Willoughby Road is a sought after location overlooking the Maud Foster watercourse, being within close proximity to the Pilgrim Hospital, the Boston High School and several public houses/restaurants and Boston town centre is approximately 1 mile. Boston, on the East Coast, is a historic town with a popular twice weekly market, a Grammar School, a good range of sporting opportunities, including sailing both on the River Witham and out on the Wash. It has easy access to the Marshes so famous for the bird life. Lincoln and Peterborough are both approximately 35 miles away and Skegness is approximately 21 miles. A rail service to Grantham links directly to the East Coast mainline giving good access both to London and the North.

## GROUND FLOOR FLAT

Having uPVC entrance door into:-

## HALLWAY

Having laminate flooring and doors leading to:-

## BATHROOM

Having WC; wash basin; bath with shower over; radiator; window to side elevation; laminate flooring; walls part panelled/part cladding.

## KITCHEN/DINER 9'6" x 9'2" (2.90 x 2.79)

Having tiled floor, window to side elevation; radiator; range of wall and base units; stainless steel sink and drainer; boiler; extractor; part tiled walls; laminate flooring; space for cooker/oven; washing machine and fridge/freezer; leading to small hallway through to:-

## LOUNGE 11'5" x 11'2" > 10'0" (3.48 x 3.40 > 3.05)

Currently used as a bedroom.

Having radiator; window to rear elevation; smoke alarm; laminate flooring; through to understairs cupboard and leading to:-

## BEDROOM 11'3" x 10'10" > 10'0" (3.43 x 3.30 > 3.05)

Having bay window to front elevation (couldn't be measured into bay) and radiator.

## EXTERIOR

Having shared rear garden.

## LEASE LENGTH

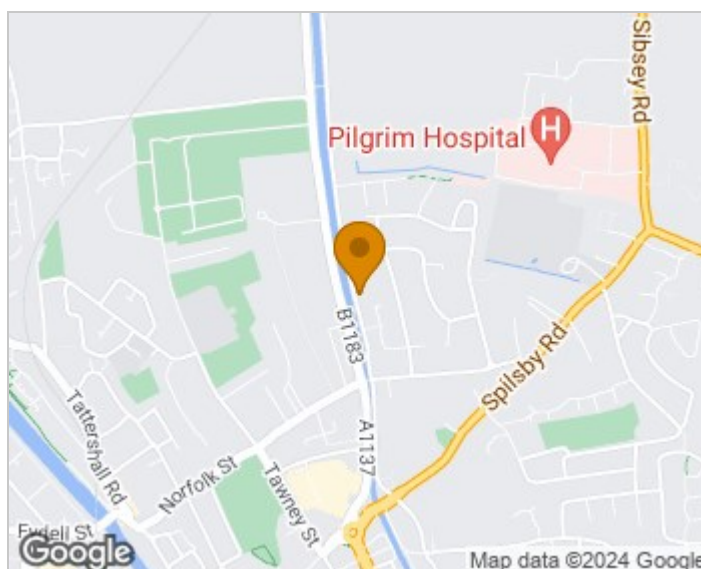
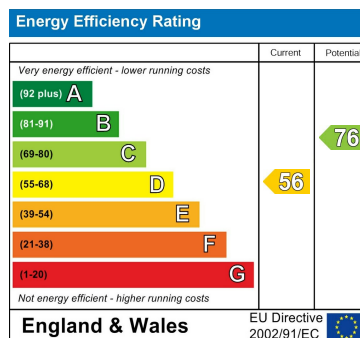
The lease for this property is 999 years from 2006

## COUNCIL TAX

The council tax band for this property is A.

## VIEWINGS

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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