

BRUCE MATHER

INDEPENDENT ESTATE AGENT



77 Willoughby Road, Boston, PE21 9HN
Price Guide £72,000

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, and 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 which are famous for their 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.

ACCOMMODATION

1ST FLOOR FLAT

Having entrance door leading to:-

ENTRANCE HALL

Having stairs to first floor and landing area.

BEDROOM 14'4" x 11'6" (4.37 x 3.51)

Having radiator; 2 windows to front elevation and electric fireplace (which can be moved).

LOUNGE 14'4" x 11'5" (4.37 x 3.48)

Having radiator; window to rear elevation; built-in cupboard; leading to:-

HALLWAY

Doors leading to:-

BATHROOM

Having bath with shower over; W C; wash basin; part tiled walls; radiator and window to side elevation.

KITCHEN

Having radiator; window to rear elevation; range of wall and base units; cooker, hob and extractor fan; space for fridge and washing machine.

EXTERIOR

Having rear garden.

COUNCIL TAX

The council tax band for this property is A

LEASE LENGTH

The lease length for this property is 999 years from 2006.

VIEWINGS

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

