

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



**17 The Old Dairy, Wyberton, PE21 7TB**

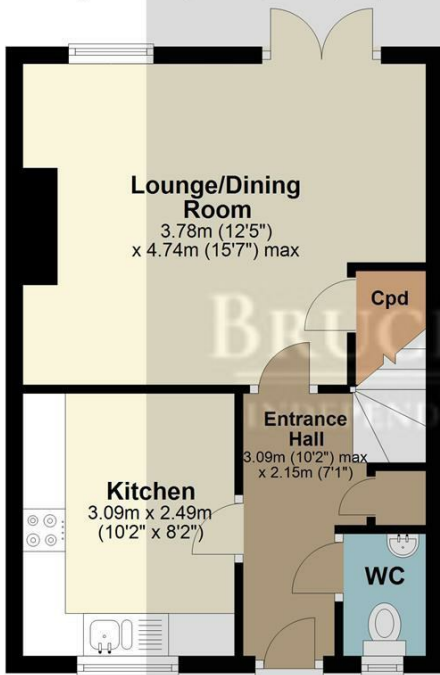
**Price Guide £159,950**

A practical well laid out three bedroom end of terrace property on the popular Wyberton Low Road. Upstairs, there are three bedrooms off the landing, a cupboard and family bathroom. Downstairs, off the entrance hall there is a convenient WC immediately to your right with a fitted kitchen to the left. The reception/dining room has French doors leading you out to the fenced-in, lawned garden. Outside, there is off-road space for a couple of cars, plus plenty of on-road parking. This home is conveniently positioned close to schools and shops as well as all the amenities that Boston has to offer. Please call Bruce Mather on 01205 365032 to arrange your viewing today.

# Floor Plan

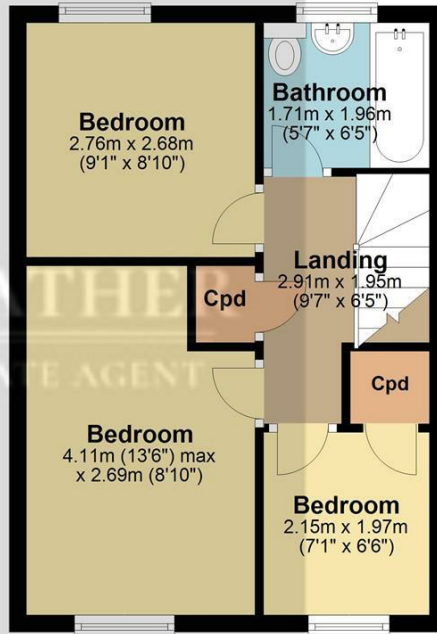
## Ground Floor

Approx. 33.0 sq. metres (355.6 sq. feet)



## First Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



Total area: approx. 66.1 sq. metres (711.6 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.  
Plan produced using PlanUp.

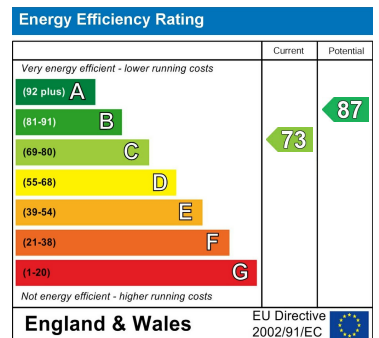
Website Link



# Area Map



# Energy Efficiency Graph



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.