

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



**23 London Road, Boston, PE21 8AG**

**Asking Price £169,000**

If you are looking for a town house with charm and character look no further than this three bedroom waterside home. On the first and second floors, there are three bedrooms, each with their very own wash basins. On the ground floor, which has newly laid carpets, you will find the dining and reception rooms which each have fireplaces, wooden paneling and other stunning period features. There is also a kitchen with a utility room and a family bathroom. The property benefits from new facias, soffits and guttering, as well as brand-new windows and doors with security locks. Plus, the property boasts the potential for an ensuite bathroom in the master bedroom. There is street parking to the front and a garden to the rear, which requires a little bit of landscaping. Located on the waterside in the heart of Boston with transport links, schools and shops all in walking distance and as well the town a short walk away for all other amenities. Please call Bruce Mather Estate Agents on 01205365032 to arrange your viewing today.

# Floor Plan



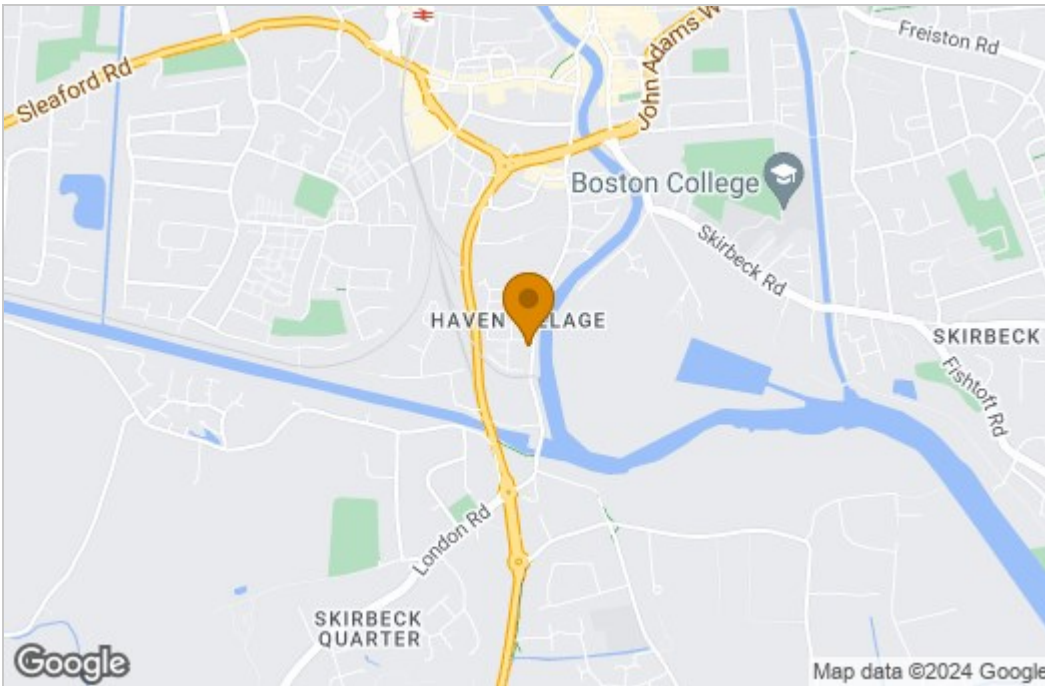
Total area: approx. 104.9 sq. metres (1128.8 sq. feet)

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 of any contract. Plans produced using PlanUp.

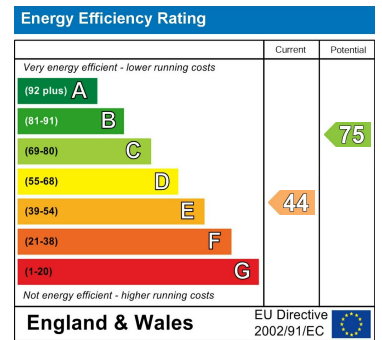
## Website Link



## 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.

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