

BRUCE MATHER

INDEPENDENT ESTATE AGENT

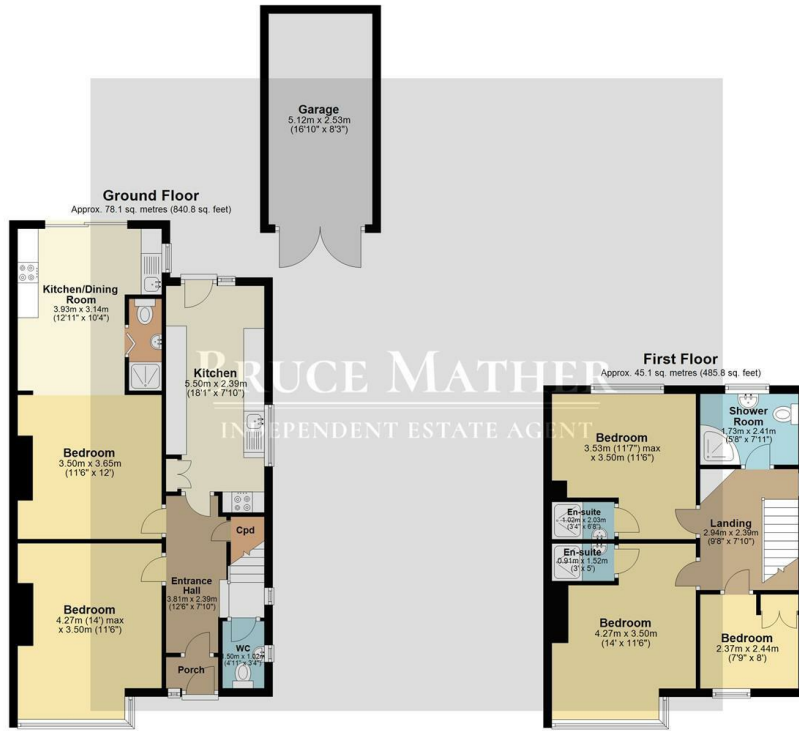


12 Rowley Road, Boston, PE21 6JE

Offers Over £179,000

A four bedroom semi-detached property in a convenient residential area in Boston. This house is currently rented out as an HMO and has three bedrooms upstairs, two being ensuite, and a main shower room. Downstairs, the front room is being utilised as a further bedroom, plus there is a WC and a communal kitchen leading to the garden which is mainly lawn. The final room downstairs is a studio/bedroom with an ensuite and kitchenette. So, the accommodation is flexible and being although currently used on an HMO basis it equally could make an attractive home. Local amenities, shops, schools and transport are just a walk or short drive away. Please call Bruce Mather Estate Agents on 01205 365032 to arrange your viewing.

Floor Plan



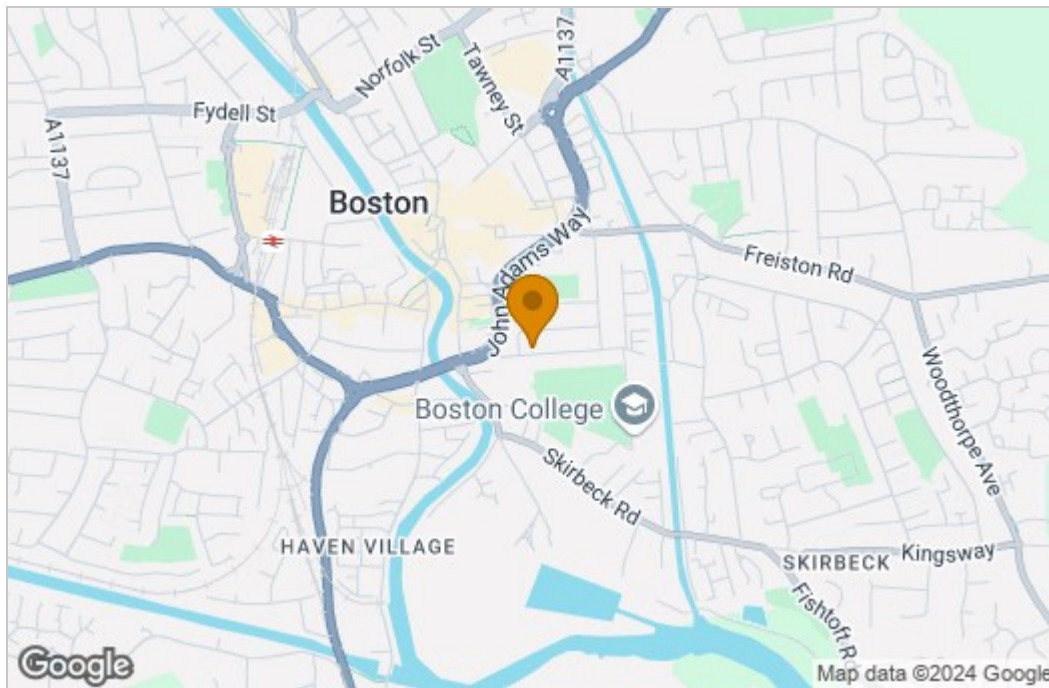
Total area: approx. 123.2 sq. metres (1326.6 sq. feet)

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.

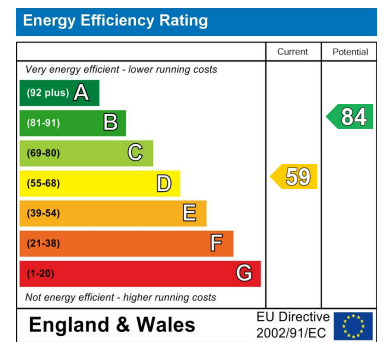
Website Link



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.

6 Pump Square, Boston, Lincs, PE21 6QW

Tel: 01205 360 387 Email: sales@brucemather.co.uk brucemather.co.uk