

# BRUCE MATHER

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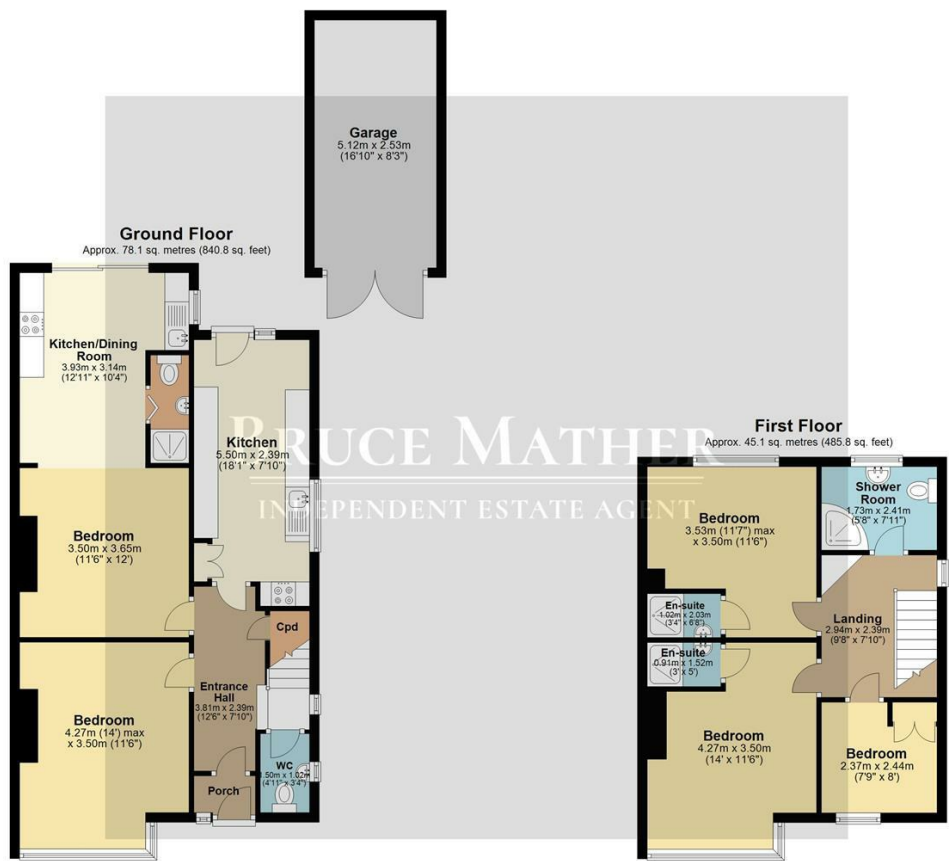
## INDEPENDENT ESTATE AGENT



**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

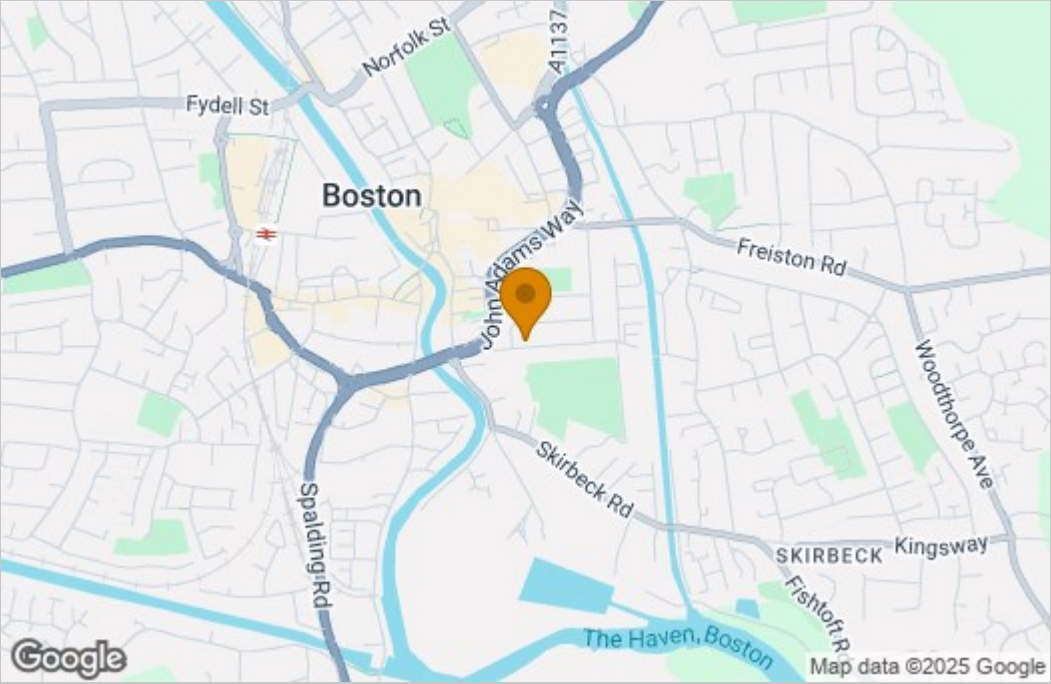


Total area: approx. 123.2 sq. metres (1326.6 sq. feet)

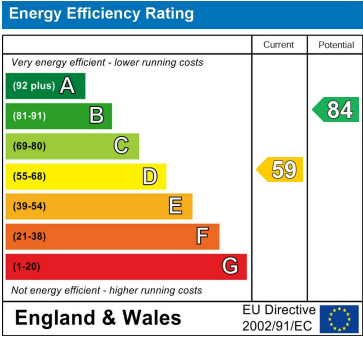
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Plan produced using PlanUp.



Area Map



Energy Efficiency Graph



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