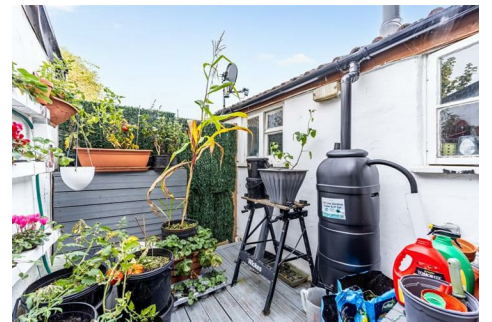


# BRUCE MATHER

INDEPENDENT ESTATE AGENT



**31 Sleaford Road, Boston, PE21 8EH**

**Offers Over £110,000**

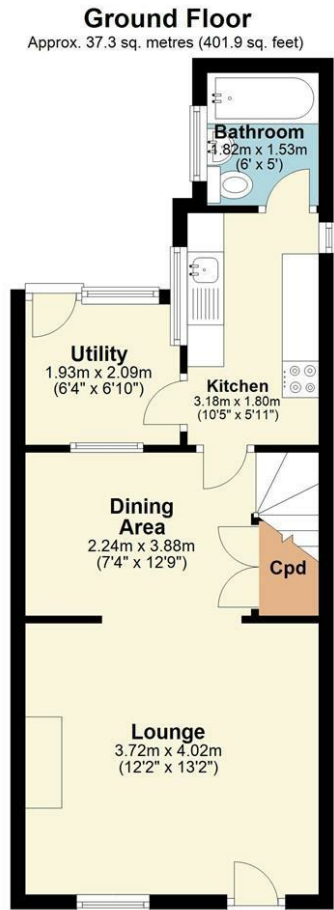
This is a three-bedroom period terrace situated in the heart of Boston. It is an excellent choice for first-time buyers or buy-to-let investors and is being sold with no chain. The top floor of the property features a large bedroom, while the first floor has two further bedrooms.

As you enter the house, you'll find yourself in the living room, which is open plan to the dining room. Towards the back, there is a utility room, kitchen, and bathroom, which would benefit from redecoration. There is also a small patio area outside.

The property is conveniently located near Asda, as well as the town centre's amenities, shops, and restaurants. Given its excellent location and features, this is sure to be a popular little house. If you're interested in viewing the property, please call Bruce Mather on 01205 365032.



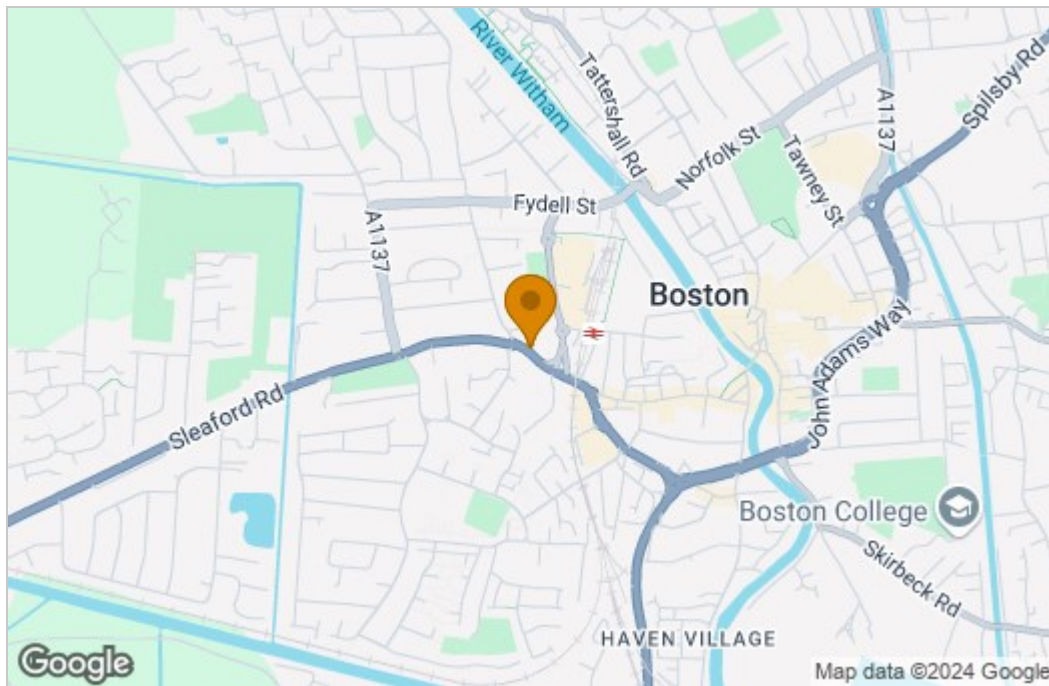
# Floor Plan



**Total area: approx. 81.0 sq. metres (872.2 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.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		<b>84</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.