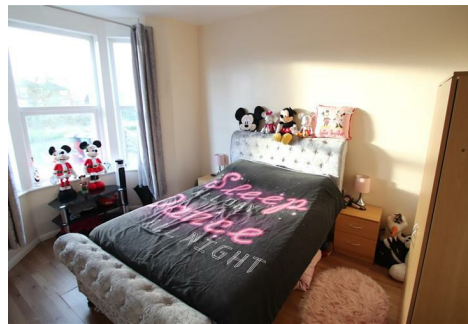


BRUCE MATHER

INDEPENDENT ESTATE AGENT



77 & 77a Willoughby Road, Boston, PE21 9HN
Offers Over £140,000

Bruce Mather is delighted to offer for sale two one-bedroom flats located in a popular residential area. The property benefits from a shared rear garden and is ideal for a quick sale and rental investment. Contact us today to arrange a viewing.

LOCATION

Willoughby Road is a sought-after location overlooking the Maud Foster watercourse, being within close proximity to the Pilgrim Hospital, the Boston High School, and several public houses/restaurants and Boston town centre is approximately 1 mile. Boston, on the East Coast, is a historic town with a popular twice-weekly market, a Grammar School, and a good range of sporting opportunities, including sailing both on the River Witham and out on the Wash. It has easy access to the Marshes which are famous for their bird life. Lincoln and Peterborough are both approximately 35 miles away and Skegness is approximately 21 miles. A rail service to Grantham links directly to the East Coast mainline giving good access both to London and the North.

ACCOMMODATION

1ST FLOOR FLAT

Having entrance door leading to:-

ENTRANCE HALL

Having stairs to first floor and landing area.

BEDROOM 14'4" x 11'6" (4.37 x 3.51)

Having radiator; 2 windows to front elevation and electric fireplace (which can be moved).

LOUNGE 14'4" x 11'5" (4.37 x 3.48)

Having radiator; window to rear elevation; built-in cupboard; leading to:-

HALLWAY

Doors leading to:-

BATHROOM

Having bath with shower over; W C; wash basin; part tiled walls; radiator and window to side elevation.

KITCHEN

Having radiator; window to rear elevation; range of wall and base units; cooker, hob and extractor fan; space for fridge and washing machine.

GROUND FLOOR FLAT

Having uPVC entrance door into:-

HALLWAY

Having laminate flooring and doors leading to:-

BATHROOM

Having WC; wash basin; bath with shower over; radiator; window to side elevation; laminate flooring; walls part panelled/part cladding.

KITCHEN/DINER 9'6" x 9'1" (2.90 x 2.79)

Having tiled floor, window to side elevation; radiator; range of wall and base units; stainless steel sink and

drainer; boiler; extractor; part tiled walls; laminate flooring; space for cooker/oven; washing machine and fridge/freezer; leading to small hallway through to:-

LOUNGE 11'5" x 11'1" > 10'0" (3.48 x 3.40 > 3.05)

Currently used as a bedroom.

Having radiator; window to rear elevation; smoke alarm; laminate flooring; through to understairs cupboard and leading to:-

BEDROOM 11'3" x 10'9" > 10'0" (3.43 x 3.30 > 3.05)

Having bay window to front elevation (couldn't be measured into bay) and radiator.

EXTERIOR

Having shared rear garden.

COUNCIL TAX

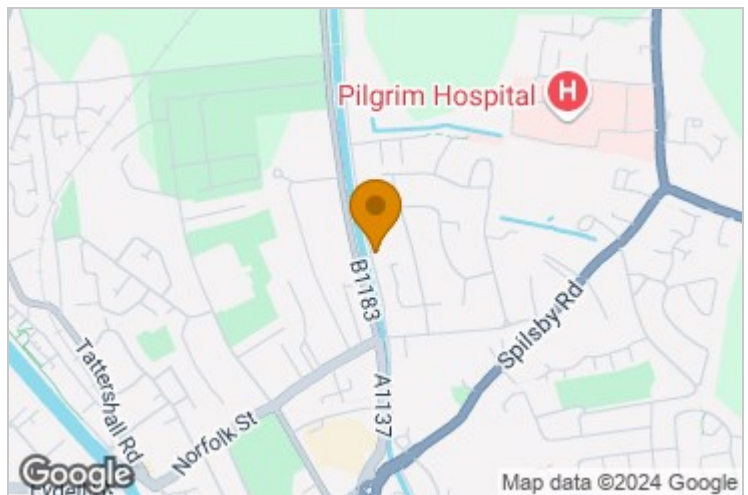
The council tax band for this property is A

LEASE LENGTH

The lease length for this property is 999 years from 2006.

VIEWINGS

Strictly by appointment with the selling agents Bruce Mather Ltd (Tel: 01205 365032).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

6 Pump Square, Boston, Lincs, PE21 6QW

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