

BRUCE MATHER

INDEPENDENT ESTATE AGENT

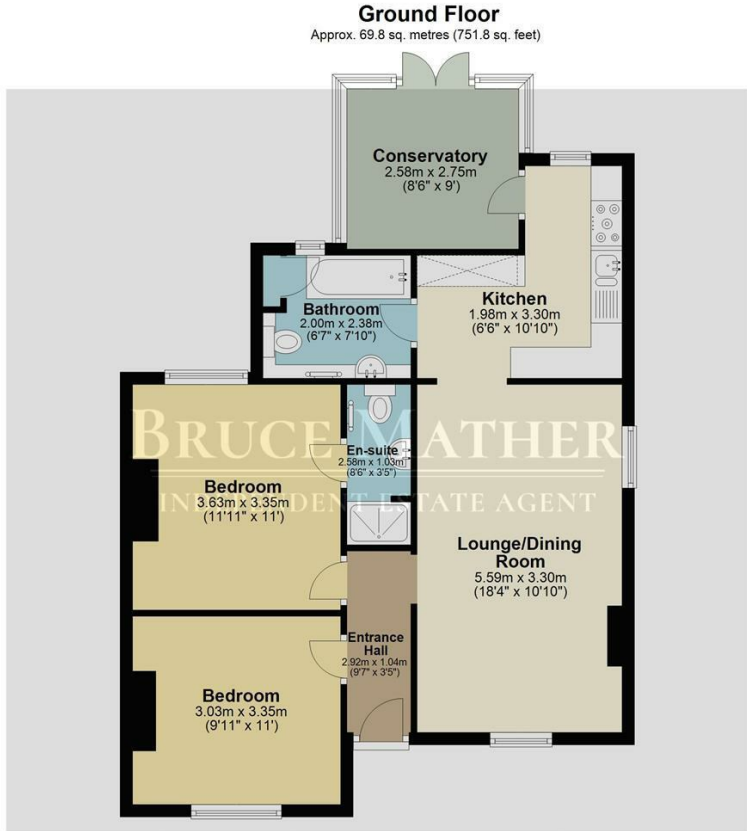


2 Hesse Avenue, Boston, PE21 8DA

£187,000

Introducing this sweet two-bedroom bungalow, perfectly situated just a short stroll from the centre of town. This well-maintained property offers a welcoming blend of comfort and convenience, with a spacious open-plan lounge and dining area that showcases a cozy fireplace—ideal for those chilly evenings. The bungalow features two generously sized double bedrooms, providing ample space for relaxation or work-from-home needs. In addition, you'll find a bright and airy conservatory, offering views of the extensive rear garden. This delightful home combines an out of town feeling with easy access to local amenities, making it an ideal choice for couples, small families, or those looking to downsize without compromising on comfort. Please call Bruce Mather on 01205 365032 to arrange your viewing today.

Floor Plan

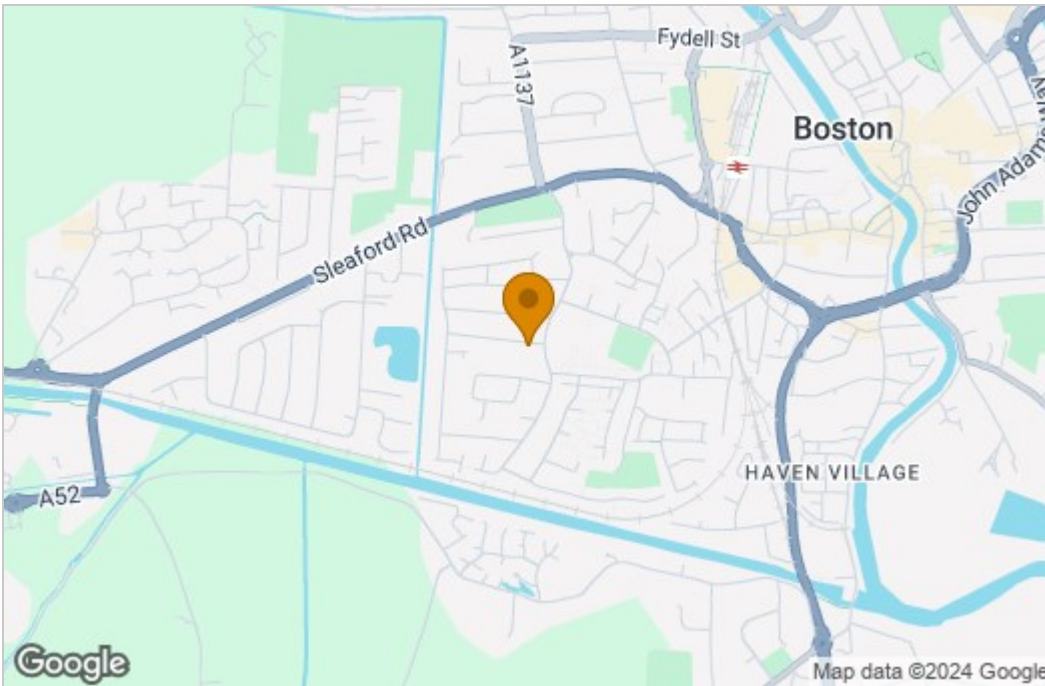


Total area: approx. 69.8 sq. metres (751.8 sq. feet)

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 any contract.
Plan produced using PlanUp.



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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.

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