

BRUCE MATHER

INDEPENDENT ESTATE AGENT



31 Sleaford Road, Boston, PE21 8EH

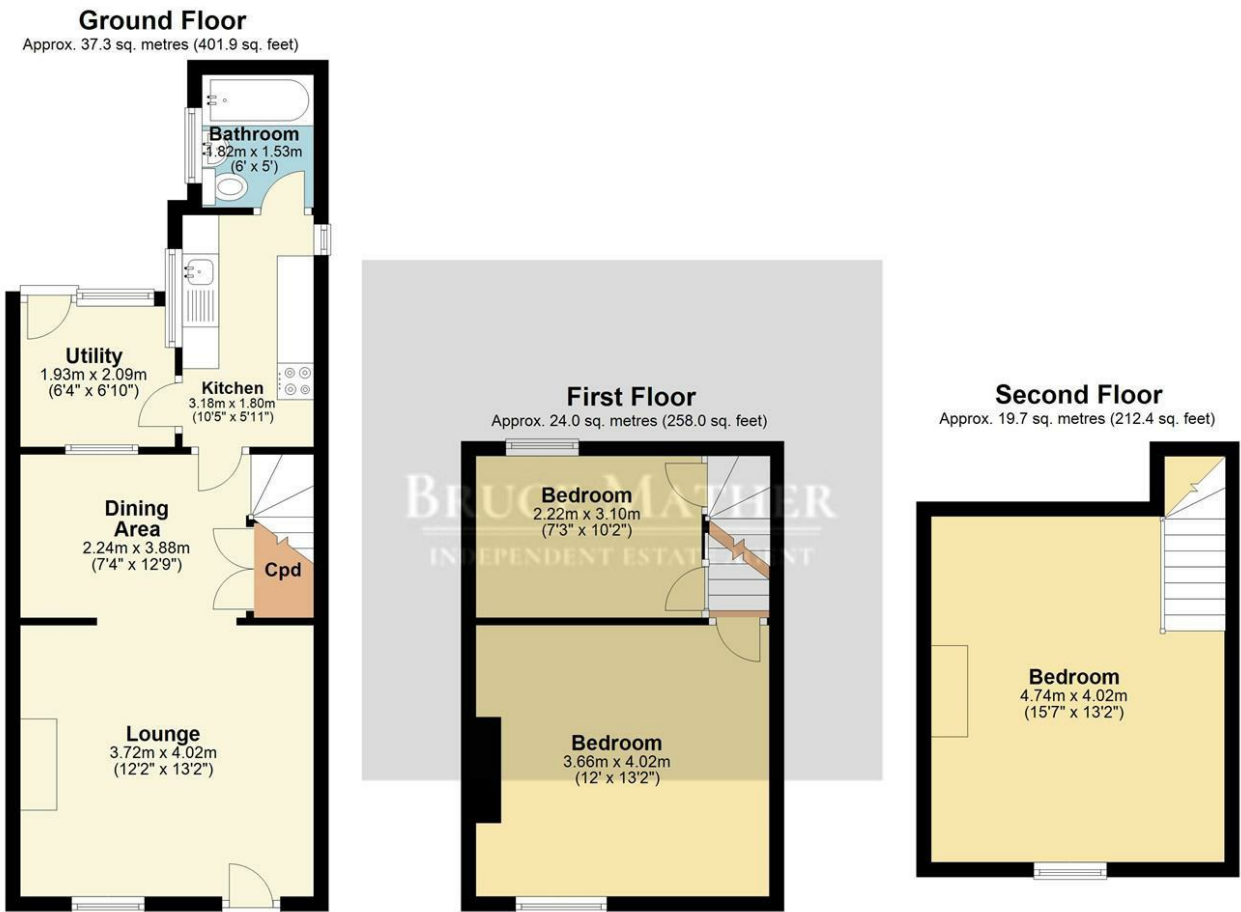
Offers Over £110,000

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



Second Floor

Approx. 19.7 sq. metres (212.4 sq. feet)

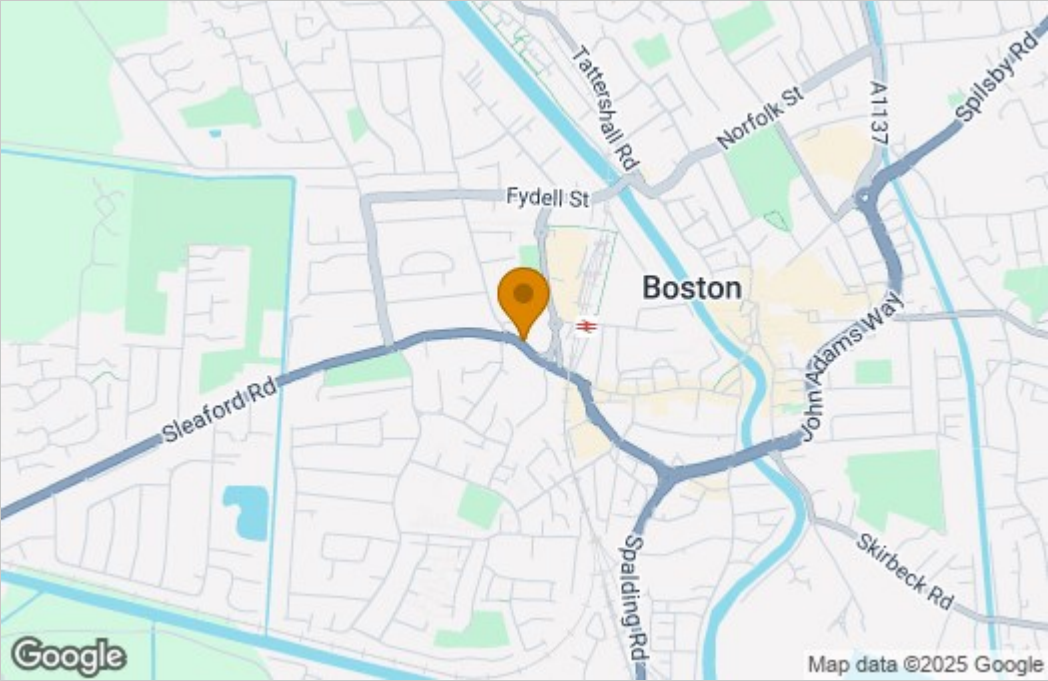
Bedroom

4.74m x 4.02m
(15'7" x 13'2")

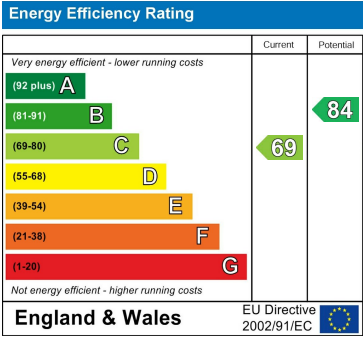
Total area: approx. 81.0 sq. metres (872.2 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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