

# BRUCE MATHER

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## INDEPENDENT ESTATE AGENT



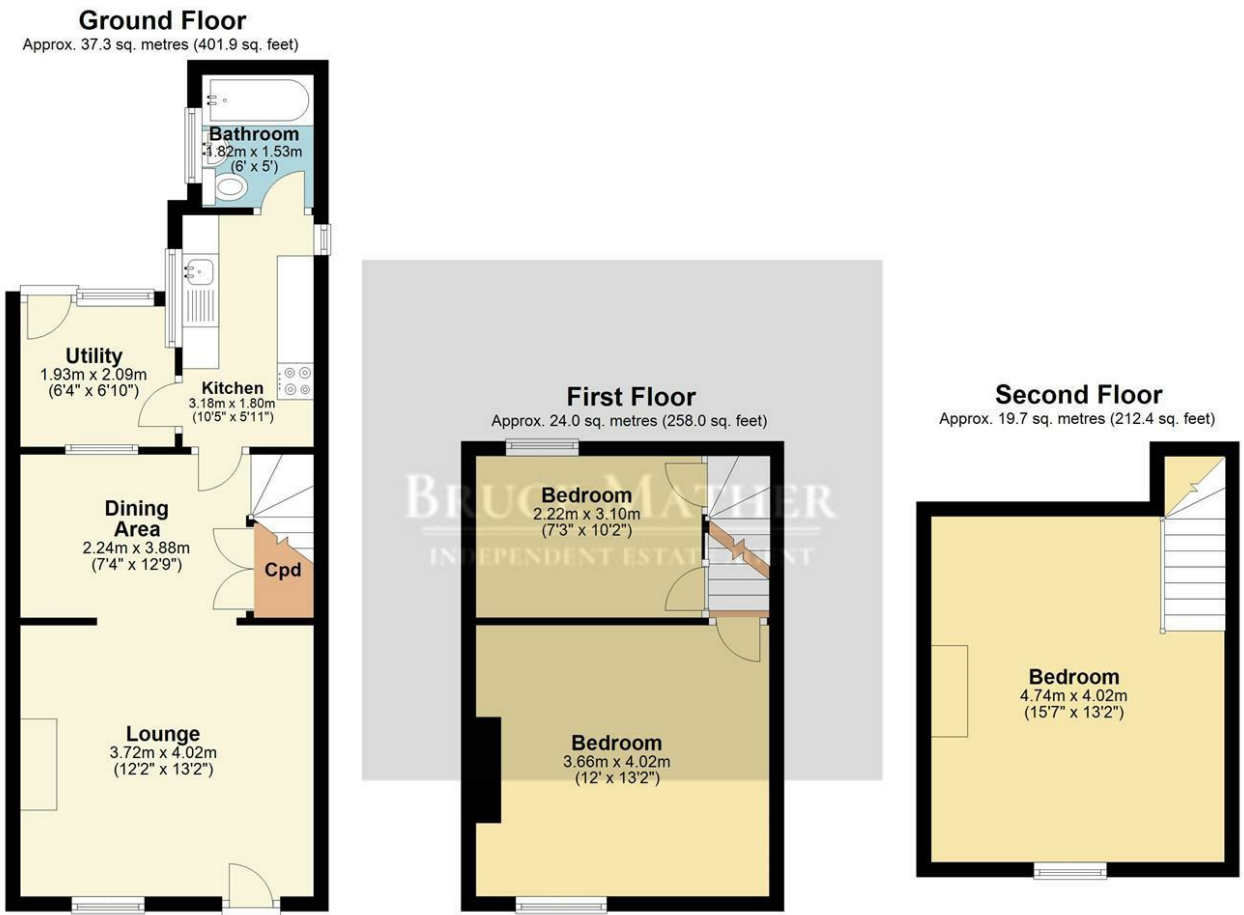
### **31 Sleaford Road, Boston, PE21 8EH**

### **Offers Over £100,000**

A 3 bedroom period terrace situated in the heart of Boston close to shops and supermarket, NO CHAIN. The top floor of the property is 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, there is a utility room, kitchen, and bathroom to the rear, 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 Estate Agents on 01205 365032.



Floor Plan



Second Floor

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

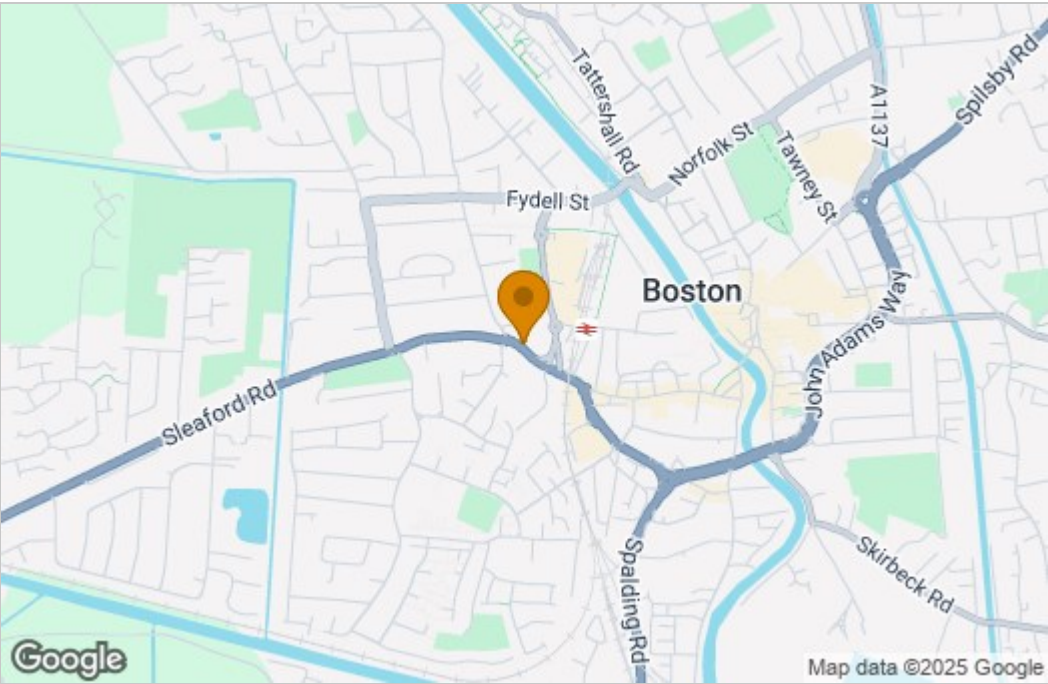
Bedroom

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

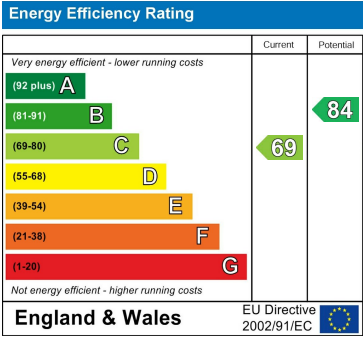
Total area: approx. 81.0 sq. metres (872.2 sq. feet)

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



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