

# BRUCE MATHER

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## INDEPENDENT ESTATE AGENT



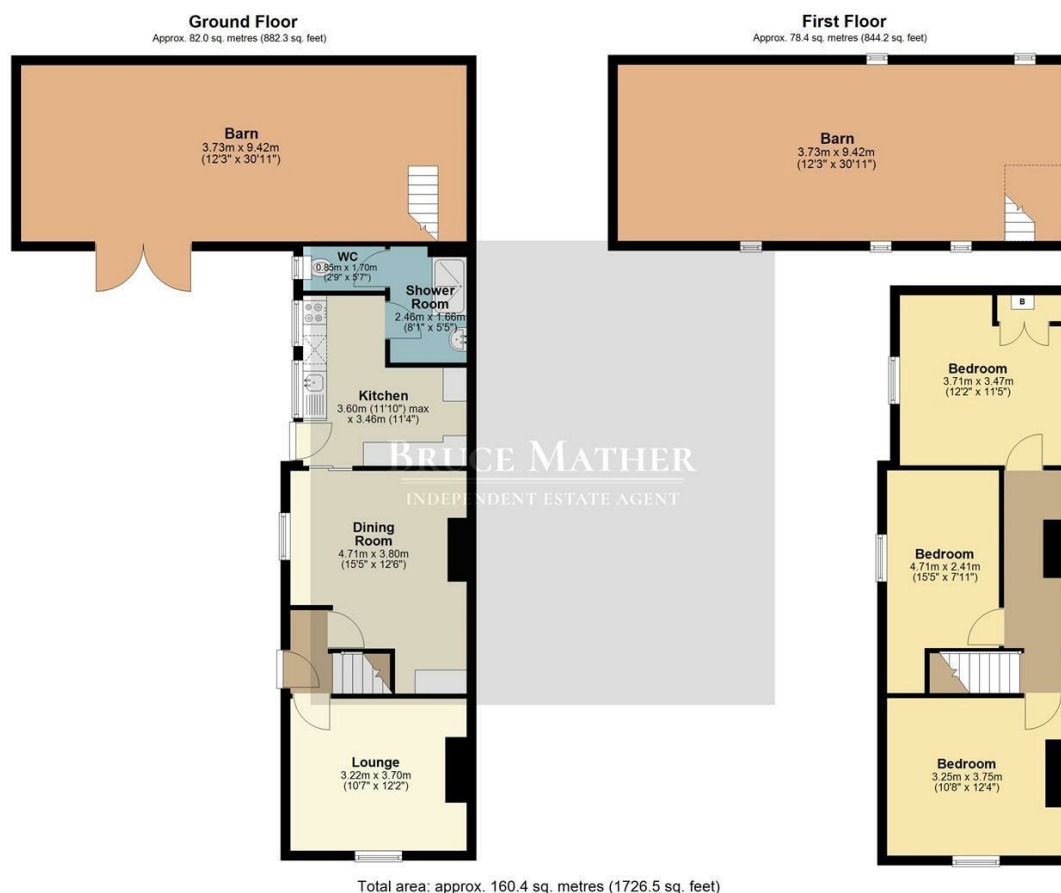
**14 Union Street, Boston, PE21 6PT**  
**By Auction £120,000**

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135,000

A newly renovated three-bedroom detached house featuring a new kitchen & bathroom, with a large courtyard/parking area, beautiful old 2-story barn and potential building plot STP located in the heart of Boston. The house has three good-sized bedrooms upstairs, a shower room, wc, a modern kitchen, a dining room and a reception room downstairs. Outside, there is a large courtyard (parking) to one side of the house, which leads to a beautiful old 2-story barn. To the other side of the house is an area which could be used for parking or a potential building plot STP. Located in the centre of Boston in a residential area near shops, schools and amenities. Please call Bruce Mather on 01205 365032 to arrange a viewing.



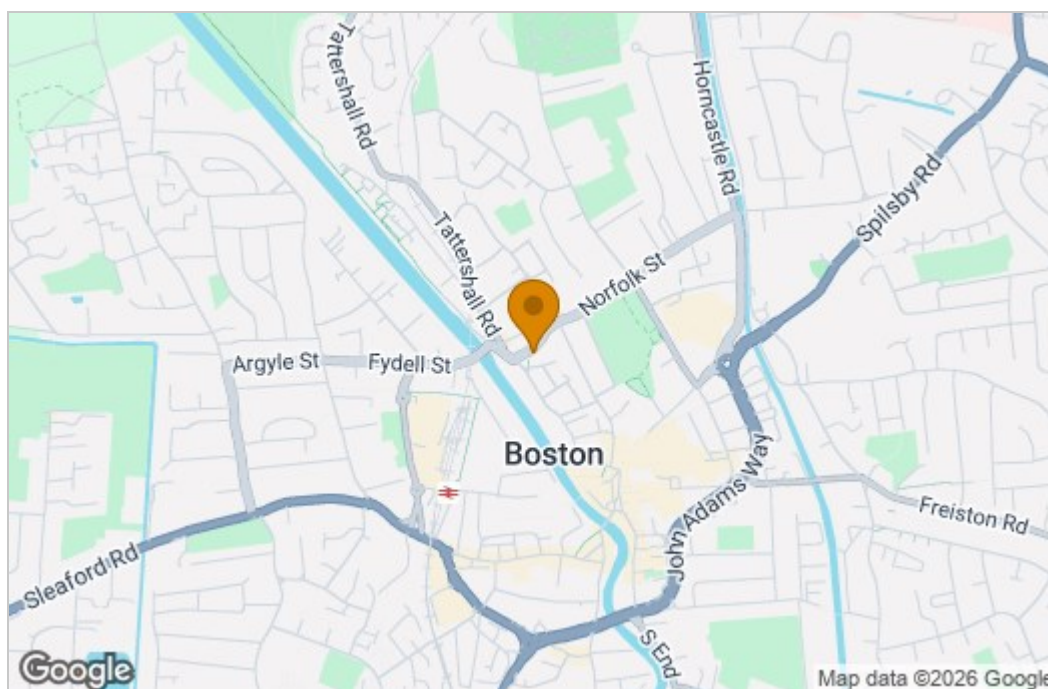
## Floor Plan



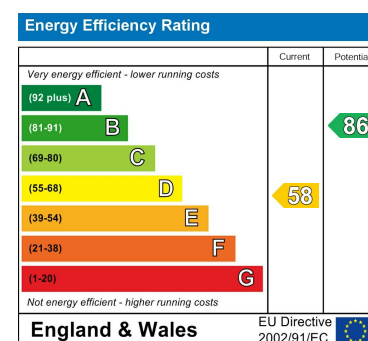
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## Area Map



### Energy Efficiency Graph



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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