



## 36a Sleaford Road, Boston, PE21 8EU

FOR SALE BY ONLINE AUCTION: Terms and conditions apply. starting bid £48,000

This spacious 1st floor apartment is being offered for sale with No Onward Chain and is situated within walking distance of Boston Town Centre. Viewing is recommended to appreciate the size of the accommodation on offer.

- 1 Bedroom
- Lounge
- Kitchen
- Off Road Parking
- Rear Garden
- Gas Central Heating

**£48,000**

# 36a Sleaford Road, Boston, PE21 8EU

## LOCATION

Sleaford Road is a sought after & established residential location approx one mile west of the centre of the historic market town of Boston. Boston Tennis Club is close by and is one of the top tennis venues in the East Midlands with 5 acres of grounds including 9 all weather courts (6 floodlit); 4 American clay courts (2 floodlit); 4 indoor courts (cushioned acrylic) with heated viewing area; 2 mini tennis red courts and excellent clubhouse including bar and restaurant. Also nearby is the Peter Paine Sports Centre having a large indoor sports hall with an auxiliary 2 court badminton hall, 2 public squash courts, a soft play area available for public hire and a Bar/Social Club. There are Schools, Supermarkets and a Retail Park all within a short distance.

## ACCOMMODATION

Having front entrance door opening to:-

### INNER LOBBY

Having stairs off to first floor, tiled floor, understairs storage cupboard/utility area.

### LANDING

Having window to side elevation, radiator and doors to all rooms.

### LOUNGE

17'2" x 13'5" (5.23m x 4.09m)

Having 2 windows to front elevation, window to side elevation, brick built fire surround.

### KITCHEN

13'2" x 9'11" (4.01m x 3.02m)

Having window to side elevation, stainless steel sink and drainer with mixer tap over, range of wall and base

units, space for fridge, electric oven, tiled splashbacks, boiler, radiator and door to:-

### REAR LOBBY

Having door to bathroom, window to side elevation and airing cupboard.

### BEDROOM 1

13'4" X 11'4" (4.06m X 3.45m)

Having window to rear elevation, radiator and built-in wardrobe.

### BATHROOM

Having window to rear elevation, shower cubicle with mains shower, bath, tiled splashbacks, W C, wash hand basin and radiator.

### AGENTS NOTE

There is a garage to the left hand side of the property which can be rented on a separate basis. A ground rent of £10 per annum and a Service Charge of £275 per annum would be payable.

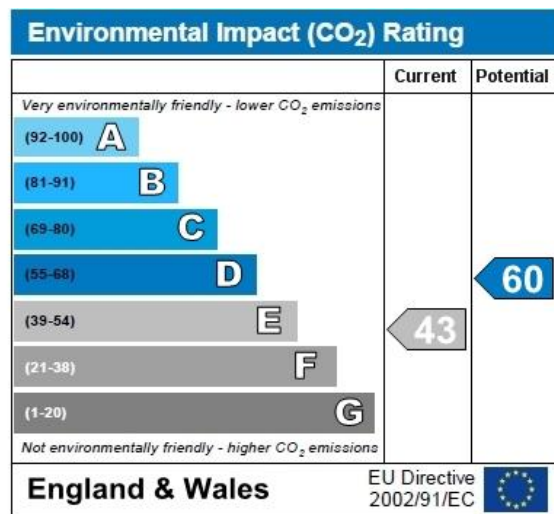
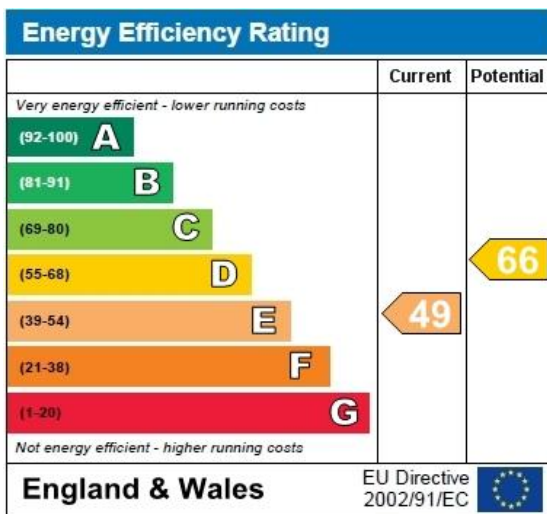
### VIEWINGS

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

### DIRECTIONS

From our offices in Pump Square proceed via Main Ridge West into Pen Street turning right at the traffic lights into Botolph Street and right again into John Adams Way and out of town via Haven Bridge (keep in the right hand lane). At the Liquorpond Street roundabout take the second exit into Liquorpond Street and proceed past Halfords and McDonalds, keep in the left hand lane, over the railway crossing into Sleaford Road. At the mini roundabout junction with Carlton Road/Frampton Place carry straight on and the property is on the left hand side.





Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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