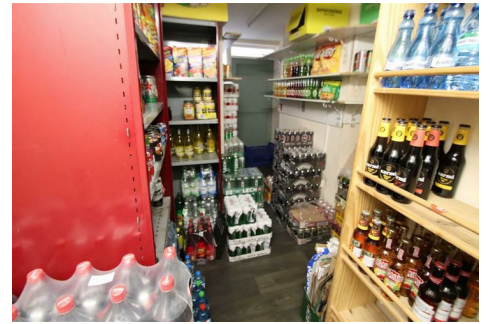
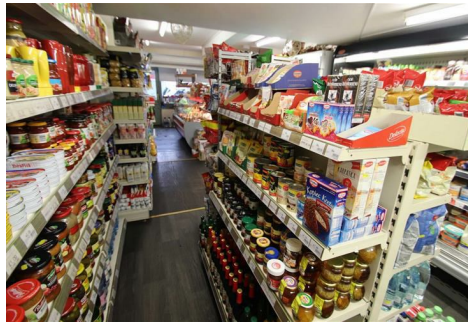
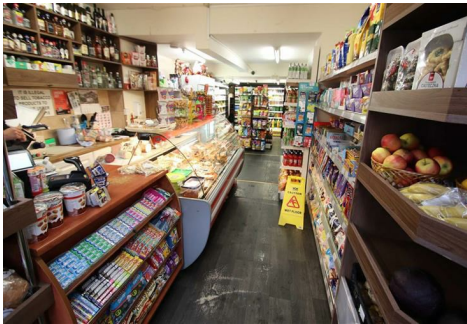


# BRUCE MATHER

INDEPENDENT ESTATE AGENT



**11 & 11A Witham Place, Boston, PE21 6LG**

**£139,950**

Bruce Mather Ltd is pleased to present an excellent opportunity to acquire a Grade II Listed Mixed Use Property that includes a ground floor shop and a three-bedroom flat. The property is conveniently located close to the town centre and local amenities. To arrange a viewing, please call us today.

## LOCATION

Witham Place is located within a short distance of both the Town Centre and amenities. Boston, on the East Coast, is a historic town with a popular twice-weekly market, a Grammar School, and a good range of sporting opportunities, including sailing both on the River Witham and out on the Wash. It has easy access to the Marshes so famous for their bird life. Lincoln and Peterborough are both approximately 35 miles away and Skegness is approximately 21 miles. A rail service to Grantham links directly to the East Coast mainline giving good access both to London and the North.

## GROUND FLOOR SHOP

Having part glazed entrance door into the:-

## RETAIL AREA 11'05" x 33'03" (3.48 x 10.13)

Having display window to the front. Steps lead down into the:-

## STORE ROOM 8'01"<4'08" x 12'02"<9'05" (2.46<1.42 x 3.71<2.87)

Having wooden door to the side and window to the side elevation. A further door leads into the:-

## CLOAKROOM

Having window to the side elevation; low level WC; pedestal wash hand basin.

## KITCHEN 7'08" x 8'07" (2.34 x 2.62)

Having window to the side elevation; stainless steel sink and drainer; worktop area with cupboard under.

## FLAT

Having entrance door leading into the:-

## GROUND FLOOR UTILITY AREA

Having stairs to the first floor accommodation; tiled floor; worktop area with stainless steel sink and drainer and with double base cupboard under; hot water tank.

## HALLWAY

Having electric heater.

## BEDROOM ONE 9'08" x 8'10" (2.95 x 2.69)

Having window to the side elevation and electric heater.

## BATHROOM 5'08" x 8'0" (1.73 x 2.44)

Step down from the Hallway and having bath with electric shower over; pedestal wash hand basin; low level WC and extractor.

## BEDROOM TWO 13'04"<11'05" x 8'09" (4.06<3.48 x 2.67)

Having two windows to the side elevation; feature fire place; electric heater and storage cupboard.

## DINING KITCHEN 8'08" x 12'01" (2.64 x 3.68)

Having window to the side elevation; a fitted range of wall and base units; ceramic sink and drainer with mixer tap; electric oven and hob; integrated fridge; feature fire place.

## LOUNGE 12'01" x 12'03">13'01" (into bay) (3.68 x 3.73>3.99 (into bay))

Stairs up from the Hallway and having window to the front elevation; electric heater.

From the Inner Hallway a staircase rises to the second floor having window to the rear elevation and door leading into:-

## BEDROOM THREE 12'02" x 11'03" (3.71 x 3.43)

Having window to the front elevation; electric heater.

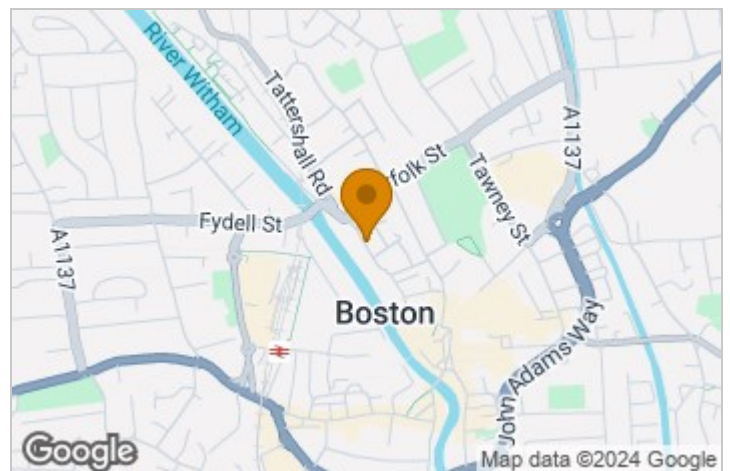
## AGENTS NOTE

The ground floor shop is currently let out at a rate of £480 per calendar month on a rolling-monthly contract.

The first floor flat is currently tenanted at a rate of £775 per calendar month on a rolling-monthly contract.

## VIEWINGS

Strictly by appointment with the selling agents, Bruce Mather Ltd. Tel: 01205 365032.



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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