

BRUCE MATHER
INDEPENDENT ESTATE AGENT

4 St. Anns Wharf

Boston, PE21 8TL

Guide Price £180,000



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A delightful three-bedroom riverside townhouse offering stunning waterside views, three bathrooms, a private patio garden, integrated garage and the added benefit of NO ONWARD CHAIN, all within easy walking distance of Boston town centre.

Set over three floors, the property offers well-planned and versatile accommodation throughout. The ground floor comprises an entrance hall, useful utility room, shower room and a private patio garden overlooking the river, providing a wonderful outdoor space for relaxing and entertaining.

The first floor features a well-appointed kitchen/diner, a spacious reception room with French doors opening onto a Juliet balcony, allowing plenty of natural light and providing attractive waterside views, together with a family bathroom.

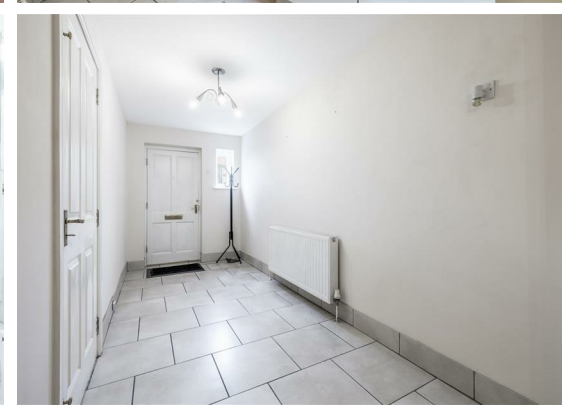
To the second floor are three well-proportioned bedrooms, with the impressive master bedroom benefiting from an en-suite shower room and its own private waterside terrace, creating a particularly special feature of the property.

The property also benefits from an integrated garage, providing secure parking and useful additional storage. Ideally situated in Boston, Lincolnshire, the property is conveniently positioned for the town centre, with a wide range of shops, schools, restaurants and everyday amenities within easy reach. Pilgrim Hospital is also conveniently accessible.

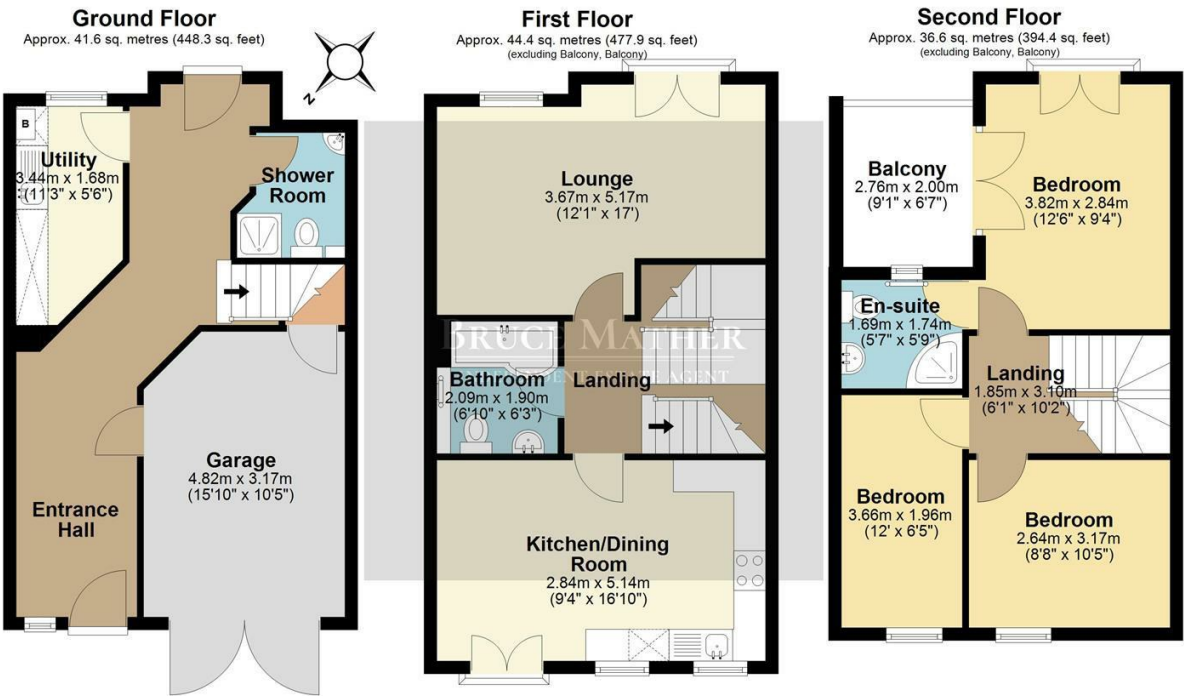
With its waterside setting, flexible three-bedroom accommodation, private outdoor spaces, garage and NO ONWARD CHAIN, this is an excellent opportunity for families, professionals, downsizers or buyers looking for a home with something a little different.

Viewing is highly recommended to fully appreciate the accommodation, location and beautiful riverside setting. Please contact Bruce Mather Estate Agents on 01205 365032 or sales@brucemather.co.uk to arrange your viewing.





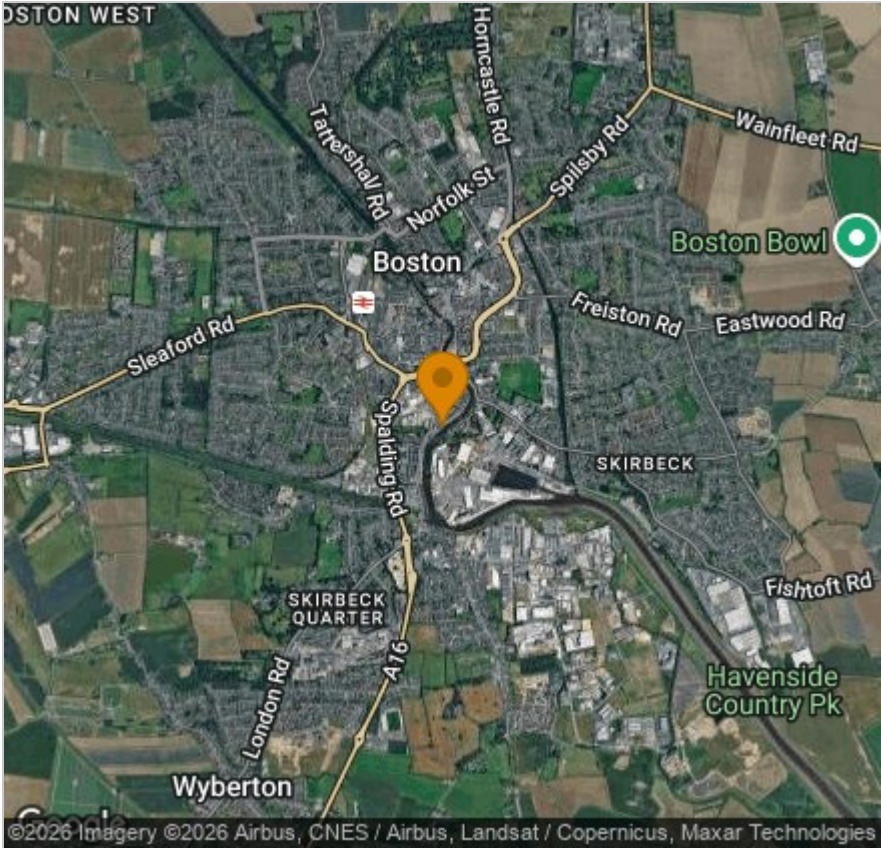
Floor Plan



Total area: approx. 122.7 sq. metres (1320.5 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

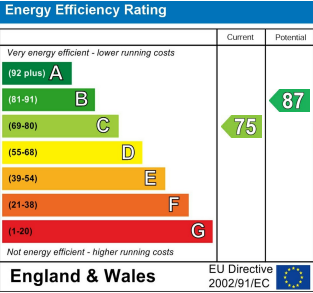


Viewing

Please contact our Boston Residential Office on 01205 365032 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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