



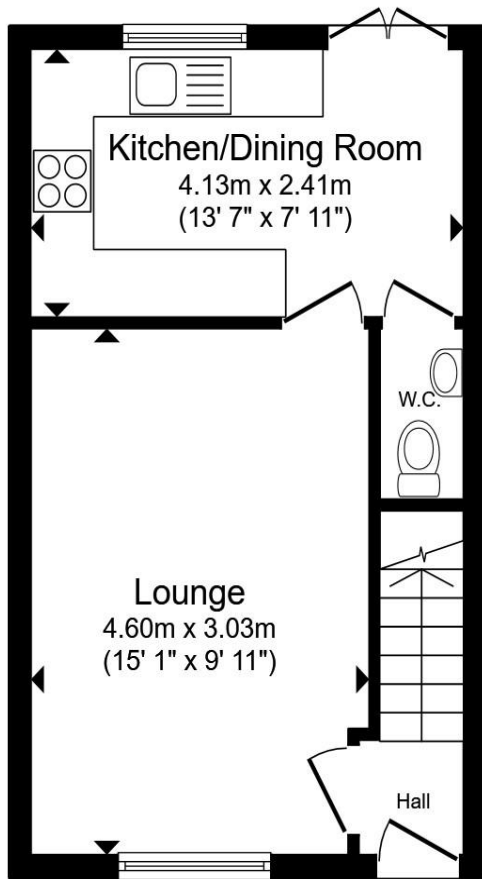
**Hawthorn Close, Boston PE21 0QJ**

**welcome to**

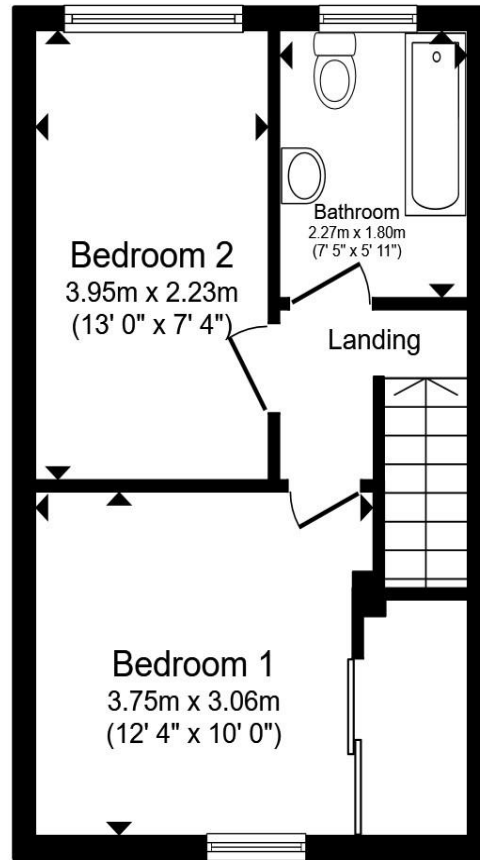
**Hawthorn Close, Boston**

William H Brown are pleased to offer for sale this modern and chain-free two-bedroom semi-detached property, ideally positioned within a quiet cul-de-sac. The home benefits from a pleasant south-facing rear garden and is well suited to first-time buyers, downsizers, or investors alike.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

15' 1" x 9' 11" ( 4.60m x 3.02m )

**Kitchen/Diner**

13' 7" x 7' 11" ( 4.14m x 2.41m )

**Cloakroom**

**Bedroom One**

12' 4" x 10' ( 3.76m x 3.05m )

**Bedroom Two**

7' 4" x 13' ( 2.24m x 3.96m )

**Bathroom**

**Exterior**

Total floor area 59.1 m<sup>2</sup> (636 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Hawthorn Close, Boston

- Immaculately presented throughout
- Two-bedroom semi-detached home
- Chain free
- Situated within a quiet cul-de-sac
- Conveniently located for popular schools and local amenities

Tenure: Freehold EPC Rating: B  
Council Tax Band: A

**£155,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BWB116664](http://williamhbrown.co.uk/Property/BWB116664)



Property Ref:  
BWB116664 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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