

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



4 St. Anns Wharf

Boston, PE21 8TL

**Guide Price £185,000**



3



3



1



C

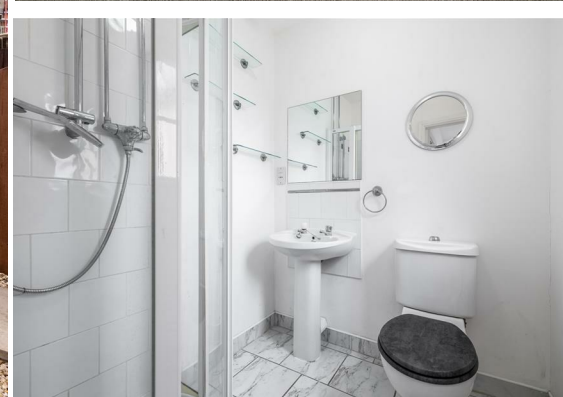


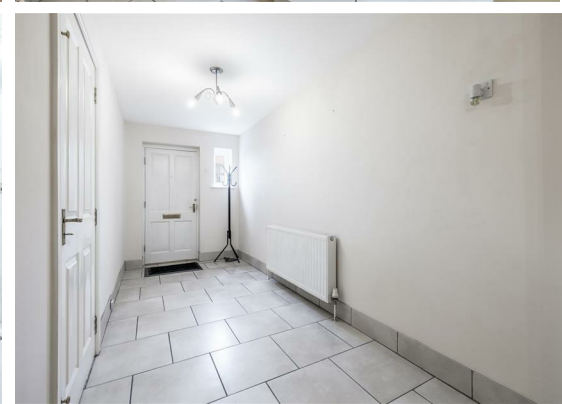
B

## 4 St. Anns Wharf

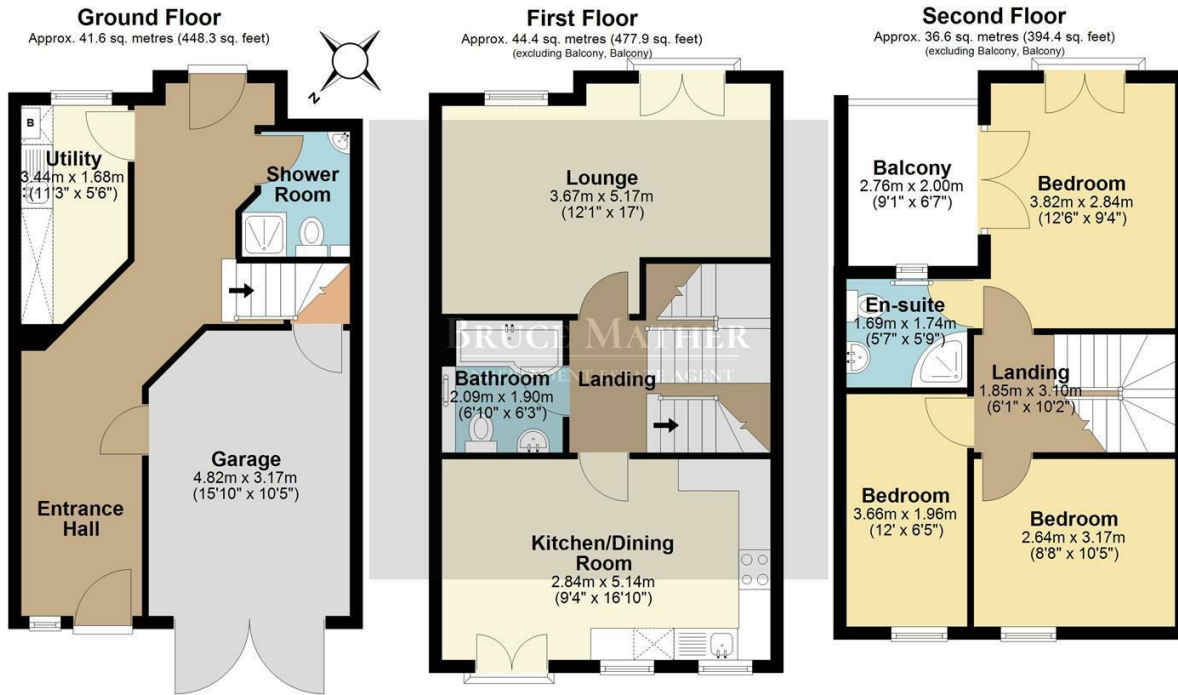
Boston, PE21 8TL

A delightful riverside town house with pleasant views, 3 bedrooms 3 bathrooms, patio garden and parking all within walking distance to the town centre, NO CHAIN. Waterside properties with a view always have a calming feeling and this terrace home is no different set up over three floors. There is a garage to the front integrated also off the entrance hall is utility room, shower room and door to the patio garden overlooking the river. The first floor has a family bathroom, kitchen/diner and a reception room with French doors and Juliet balcony over the river. On the second floor are three bedrooms with the master having an ensuite as well as its own private waterside terrace. Located in Boston Lincolnshire with amenities, schools, shops and pilgrim hospital all available in the town. The desirable home is sold with no chain, please call Bruce Mather Estate Agents to arrange a viewing on 01205 365032 or [sales@brucemather.co.uk](mailto:sales@brucemather.co.uk).





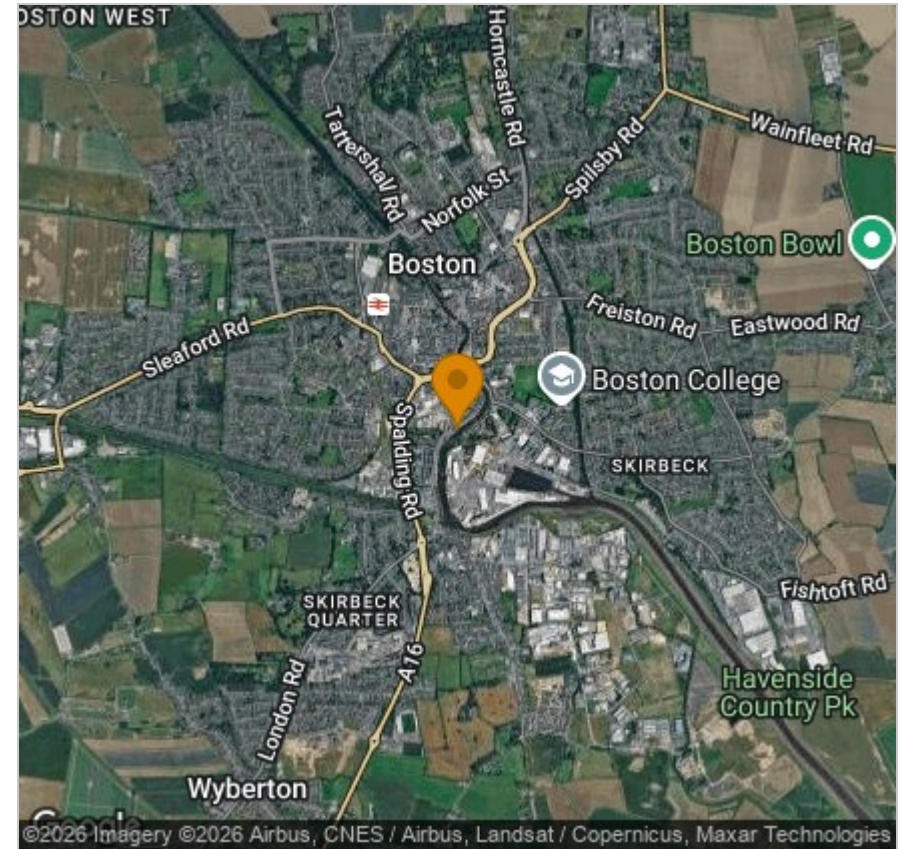
## Floor Plan



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.

6 Pump Square, Boston, Lincs, PE21 6QW  
Tel: 01205 365032 Email: sales@brucemather.co.uk www.brucemather.co.uk

