

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



9 Towell Close  
Boston, PE21 0BD

**Asking Price £250,000**



## 9 Towell Close

Boston, PE21 0BD

An attractive three bedroom, well proportioned bungalow in good order throughout, located in a quiet cul-de-sac in Boston Lincolnshire sold with NO CHAIN. A spacious and well laid out bungalow with 3 double bedrooms, a family bathroom, cloakroom and storage off the entrance hall, a large eat in kitchen/diner leading to the utility room and a lovely good sized reception. There is a garage and garden shed, the garden circles the property and is a very manageable size, with grass and off street parking to the front. Located in this pleasant cul-de-sac in Boston where you can find all your daily needs, schools, hospital and shops. Please call Bruce Mather estate agents on 01205 365032 to arrange a viewing on this chain free bungalow.





# Floor Plan

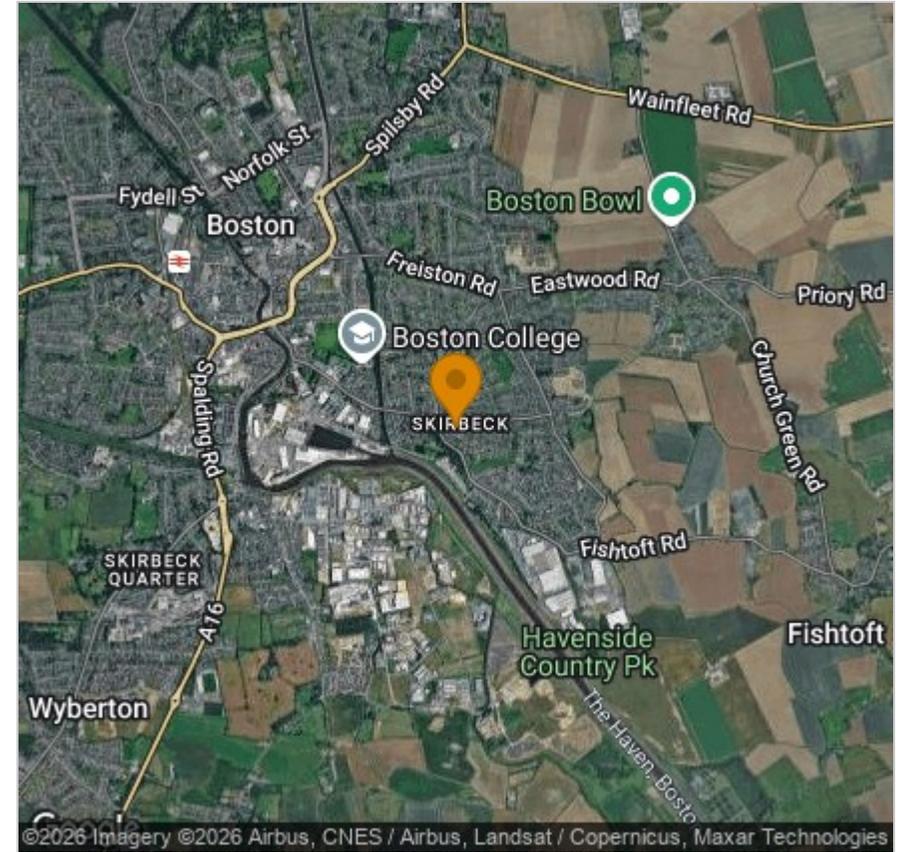


Total area: approx. 114.0 sq. metres (1227.4 sq. feet)

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>		
(69-80) <b>C</b>		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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