



Witham Bank East, Boston PE21 9JU

welcome to

Witham Bank East, Boston

This stunning character property is situated in a tucked away position with picturesque views of the river Witham. It is within a short walk to all the very best amenities including shopping facilities, fine dining and a range of good schools.





Basement



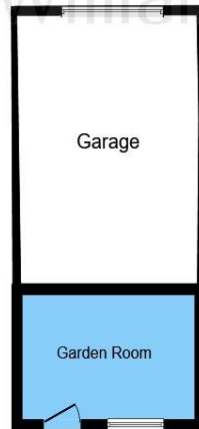
Ground Floor



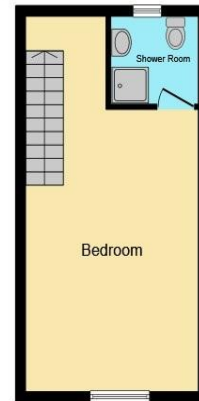
First Floor



Second Floor



Annex Ground Floor



Annex First Floor

Entrance Hall

Cloakroom

Lounge

20' 6" into alcove x 14' 3" (6.25m into alcove x 4.34m)

Dining Room

14' 5" x 12' 8" (4.39m x 3.86m)

Play Room

18' 2" x 12' 8" (5.54m x 3.86m)

Kitchen

19' 11" x 13' 6" (6.07m x 4.11m)

First Floor Landing

Bedroom One

14' 5" x 13' 9" (4.39m x 4.19m)

En-Suite Bathroom

Bedroom Two

13' 10" x 12' 8" (4.22m x 3.86m)

Annexe Room

23' 5" x 10' 9" (7.14m x 3.28m)

En-Suite Shower Room

Bedroom Three

12' 1" x 10' 4" (3.68m x 3.15m)

Second Floor Landing

Bedroom Four

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Witham Bank East, Boston

- SPECIAL CHARACTER PROPERTY
- FANTASTIC TUCKED AWAY LOCATION
- CLOSE TO TOWN CENTRE AND AMENITIES
- IDEAL FAMILY HOME
- HUGE LIVING SPACE AND ACCOMMODATION

Tenure: Freehold EPC Rating: E
Council Tax Band: E

offers over
£425,000



directions to this property:

The property is situated in a tucked away location very close to Boston town centre. The closest recognisable landmark to the property is the main bridge in Boston, Sluice Bridge. Witham Bank East is situated just off Sluice Bridge, being a short walk down Witham Bank East the property stands well and is noticeable to the eye.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWB112353



Property Ref:
BWB112353 - 0024

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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