



# Vauxhall Road Boston

**For sale**  
**£795 per**

A recently refurbished two-bedroom terraced home close to Pilgrim Hospital.

This charming property offers a modern kitchen with dining area, a spacious lounge, two bedrooms, and an upstairs family bathroom. Outside, there is a low-maintenance courtyard. The home has been freshly decorated throughout and benefits from newly fitted flooring.

Council tax band - A

EPC rating - D

 [info@wlyh.co.uk](mailto:info@wlyh.co.uk)  
01775 888494  
23 Westlode St Spalding PE11 2AF

Company No 12243349    PRS No PRS018608  
VAT No 336400430    CMP No CMP006662



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>	<b>57</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	

**important notice:** these particulars which have been produced with the greatest of care & attention and are only intended to give the purchaser a guide to the description of the property. they are prepared to comply with the property misdescription act 1991; however they are for guidance only and must not be relied on as a statement of fact. these particulars do not constitute an offer of contract. intended purchasers should satisfy themselves by inspection to the property and it's appliances, equipment and services as these have not been tested. draft details awaiting vendors approval.