



## Church Road, Boston

**Offers Over £110,000** Freehold

NO ONWARD CHAIN!!!

IDEAL INVESTMENT OR FIRST TIME BUY PURCHASE!

Surprisingly deceptive 3 bed END TERRACE house located on the outskirts of town with local amenities including Boston College, convenience stores and multiple food outlets.

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**P**lotway

**\*NO ONWARD CHAIN!\***

**BIGGER ON THE INSIDE!**

Surprisingly deceptive 3 bed end-terrace house located within a popular residential Location!

Internal accommodation briefly comprises of an incredible SPACIOUS lounge - diner, kitchen, rear lobby and downstairs bathroom.

Upstairs you will find three independent bedrooms with the second bedroom benefiting from dual aspect windows.

Externally to the front you will find a gravel section with a paved pathway leading directly to the front door which could double as private parking.

To the rear you will find an enclosed low maintenance garden which also houses a substantial shed, perfect for all your storage needs!

Conveniently located on the outskirts off town, but still within walking distance, this property also offers easy access to multiple local amenities which include Boston College, fast food takeaways, convenience stores as well as multiple bus stops to take you where you need to go!

The property is currently rented out via Plotway, for any information regarding the current tenancy and rental income please contact the selling agent.

Council Tax Band - A

Mains Gas Central Heating

Council Tax Band: A (Boston Borough Council)

Tenure: Freehold

### **Entrance**

Leading directly to the

### **Lounge/Diner**

w: 3.6m x l: 7.4m (w: 11' 10" x l: 24' 3")

### **Kitchen**

w: 2.4m x l: 2.7m (w: 7' 10" x l: 8' 10")

### **Rear Lobby**

### **Bathroom**

w: 2m x l: 1.6m (w: 6' 7" x l: 5' 3")

### **Landing**

### **Bedroom 1**

w: 3.6m x l: 3.6m (w: 11' 10" x l: 11' 10")

### **Bedroom 2**

w: 2.4m x l: 3.7m (w: 7' 10" x l: 12' 2")

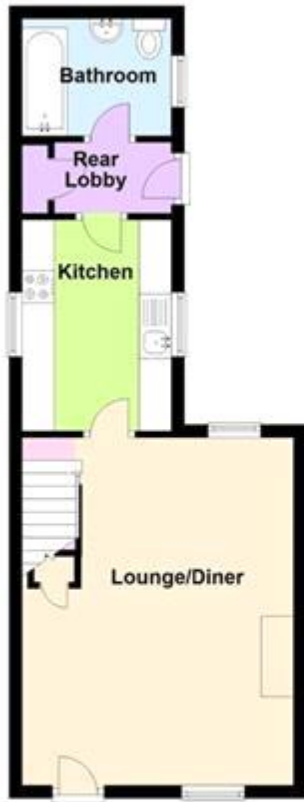
### **Bedroom 3**

w: 1.9m x l: 3.6m (w: 6' 3" x l: 11' 10")

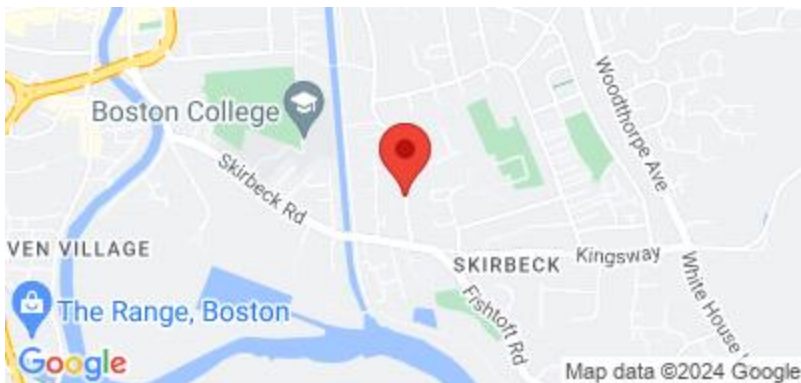




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	82
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.