



Tunnard Street, Boston

Offers Over £125,000 Freehold

SSTC

IDEAL INVESTMENT OPPORTUNITY, HMO POTENTIAL OR FIRST TIME BUY!

Multiple reception rooms, versatile accommodation, low maintenance garden and within walking distance to the Town centre.

NO ONWARD CHAIN!!! | HMO POTENTIAL! | Ideal Investment or First Time Buy Purchase | 3 DOUBLE BEDROOMS! | Downstairs Shower Room & Bathroom En-suite | CENTRAL TOWN LOCATION! | Kitchen, Living Room & Dining Room | Gas Central Heating |

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Plotway

IDEAL INVESTMENT OPPORTUNITY, HMO POTENTIAL OR FIRST TIME BUY!

Internal accommodation of the ground floor briefly comprises of entrance hall, SEPARATE reception rooms which include a living room and dining room (accessed via an archway), kitchen (with access to the rear garden) & a downstairs shower room.

To the first floor you will find three independent DOUBLE bedrooms with the third bedroom complete with its own bath en-suite!

In the agents opinion this property offers very versatile and spacious accommodation that can be reconfigured in to a different layout which could serve as a potential HMO.

Externally to the rear you will find a low maintenance garden with access for bins at the rear.

Being conveniently located just a short walk from the town centre this location offers an endless stream of local amenities.

It should be noted that this property has undergone recent repairs, please ask the selling agent for more details.

Council Tax Band: A (Boston Borough Council)
Tenure: Freehold

Entrance hall

Living Room

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

Dining Room

w: 3.7m x l: 3.9m (w: 12' 2" x l: 12' 10")

Kitchen

w: 2.5m x l: 4.3m (w: 8' 2" x l: 14' 1")

Downstairs Shower Room

w: 1.8m x l: 2.2m (w: 5' 11" x l: 7' 3")

Landing

Bedroom 1

w: 3.6m x l: 4.7m (w: 11' 10" x l: 15' 5")

Bedroom 2

w: 3.9m x l: 2.9m (w: 12' 10" x l: 9' 6")

Bedroom 3

w: 2.5m x l: 3.7m (w: 8' 2" x l: 12' 2")

With En Suite Bathroom

En Suite Bath Room

w: 1.7m x l: 2.5m (w: 5' 7" x l: 8' 2")





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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/fitments 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.