



Hospital Lane, Boston

£125,000 Freehold

NO ONWARD CHAIN!

IDEAL INVESTMENT OPPORTUNITY!

THIS PROPERTY SIMPLY MUST BE VIEWED! MULTIPLE RECEPTION ROOMS, ENCLOSED REAR GARDEN & POTENTIAL TO BE SO MUCH MORE!

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Plotway

NO ONWARD CHAIN!

IDEAL INVESTMENT OPPORTUNITY!

In the agents opinion this property is ideal for certain refurbishments which could adapt and maximise on the potential of the current floorplan to make the property layout more versatile!

Internal accommodation of the ground floor briefly comprises of entrance porch, living room, dining room, kitchen, rear lobby and downstairs spacious W/C.

To the first floor you will find two DOUBLE bedrooms, a second separate W/C and the bathroom.

Externally to the front of the property you will find a small low maintenance section which is bordered by a brick wall. To the rear you will find a surprisingly spacious enclosed rear garden with a shed housed at the bottom of the garden.

Local amenities include the Pilgrim Hospital as well as various Primary and Secondary Schools as well as the town centre being only a short walk away!

Gas Central heating

Council Tax Band - A

Tenure: Freehold

Porch

Living Room

w: 4.5m x l: 4.3m (w: 14' 9" x l: 14' 1")

Dining Room

w: 4.3m x l: 3.6m (w: 14' 1" x l: 11' 10")

Kitchen

w: 2.4m x l: 3.6m (w: 7' 10" x l: 11' 10")

Rear Lobby

WC

w: 2.2m x l: 1.6m (w: 7' 3" x l: 5' 3")

Landing

Bedroom 1

w: 3.6m x l: 4.3m (w: 11' 10" x l: 14' 1")

Bedroom 2

w: 3.6m x l: 3.4m (w: 11' 10" x l: 11' 2")

Built in storage

WC

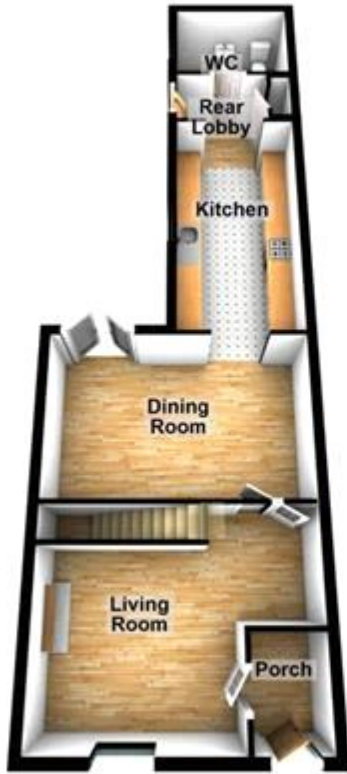
Bathroom

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





Ground Floor



First Floor



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.