



Station Street, Boston

£114,950 Freehold

SSTC

NO ONWARD CHAIN!

Boasting so much character and potential this luxurious 2 bedroom mid-terrace house has been renovated to an exceptional standard!

All within walking distance to the town centre as well!

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Plotway

CALLING ALL FIRST-TIME BUYERS AND PROPERTY INVESTORS!

Having been modernised over the last couple of years this property boasts a MODERN DECOR & SPACIOUS accommodation throughout, modern kitchen as well as new windows and doors fitted throughout the property!

Internal accommodation of the ground floor briefly comprises of a SPACIOUS lounge - diner, kitchen, inner hall and downstairs bathroom.

To the first floor you will find two DOUBLE bedrooms and a third room which is granted access via one of the bedrooms!

Externally there is a low maintenance courtyard garden which also houses a shed, perfect for all your storage needs!

Many local amenities are within walking distance which includes train station, doctors surgery, gym, supermarket as well as the town centre itself!

The property further benefits from Gas Central Heating.

PLEASE CALL US FOR MORE DETAILS!!!

Council Tax Band - A

Tenure: Freehold

Entrance

Leading directly to the

Lounge/Diner

w: 7m x l: 3.6m (w: 23' x l: 11' 10")
22.9659 x 11.81102 feet

Kitchen

w: 4.3m x l: 2.1m (w: 14' 1" x l: 6' 11")
14.1076 x 6.889764 feet

Inner Hallway

Bathroom

w: 2.3m x l: 1.6m (w: 7' 7" x l: 5' 3")
7.545932 x 5.249344 feet

Landing

Bedroom 1

w: 3.2m x l: 3.7m (w: 10' 6" x l: 12' 2")
10.49869 x 12.13911 feet

Bedroom 2

w: 3.6m x l: 3.5m (w: 11' 10" x l: 11' 6")
11.81102 x 11.48294 feet

With access to an additional room

Room

w: 2.2m x l: 1.9m (w: 7' 3" x l: 6' 3")
7.217848 x 6.233596

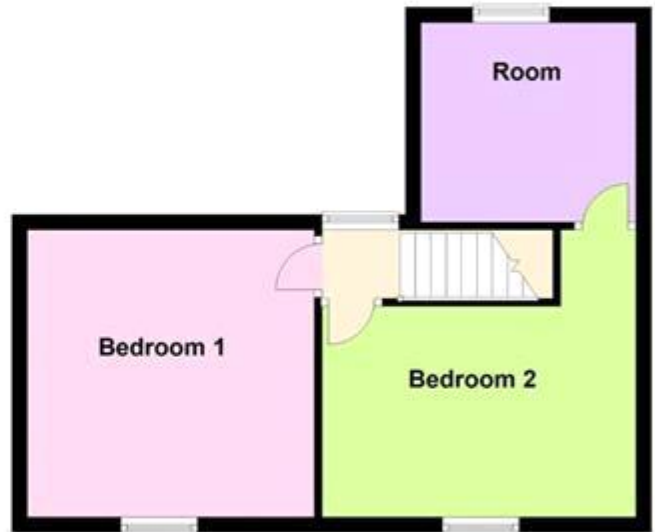




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(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/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.