



## Tinks Terrace, Argyle Street, Boston

**£174,950** Freehold

OFFERS INVITED!

Modern 3 bedroom, mid-terrace family home set within the heart of town complete with rear garden and MULTIPLE parking spaces!

CALL US TODAY!

**01205356380**

[boston@plotway.co.uk](mailto:boston@plotway.co.uk)

**P**lotway

OFFERS INVITED!

CALLING ALL FIRST-TIME BUYERS AND PROPERTY INVESTORS!

A surprisingly deceptive and spacious MODERN family home located within walking distance to the town centre and being offered with all the trimmings!

Internal accommodation briefly comprises of the main entrance leading directly to the living room, kitchen diner, downstairs W/C, landing, three independent bedrooms and bathroom!

Externally to the front you will find a set of stairs that lead directly to the front entrance.

To the rear you will find a spacious and enclosed rear garden which is predominately laid to lawn.

The selling agent has been advised there are TWO parking spaces available which are situated at the back of the rear garden.

Local amenities include secondary & primary schools, supermarkets, train station, doctors surgery, sports centre as well as the town centre itself is only a short walk away!

**THIS PROPERTY SIMPLY MUST BE VIEWED!**

Council Tax Band: A

Tenure: Freehold

#### **Entrance**

Leading directly to the

#### **Living Room**

w: 4.3m x l: 4m (w: 14' 1" x l: 13' 1")

#### **Kitchen/Diner**

w: 4.3m x l: 2.9m (w: 14' 1" x l: 9' 6")

#### **WC**

#### **Landing**

#### **Bedroom 1**

w: 3.5m x l: 2.1m (w: 11' 6" x l: 6' 11")

#### **Bedroom 2**

w: 3.4m x l: 2.3m (w: 11' 2" x l: 7' 7")

#### **Bedroom 3**

w: 2m x l: 1.8m (w: 6' 7" x l: 5' 11")

#### **Bathroom**

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

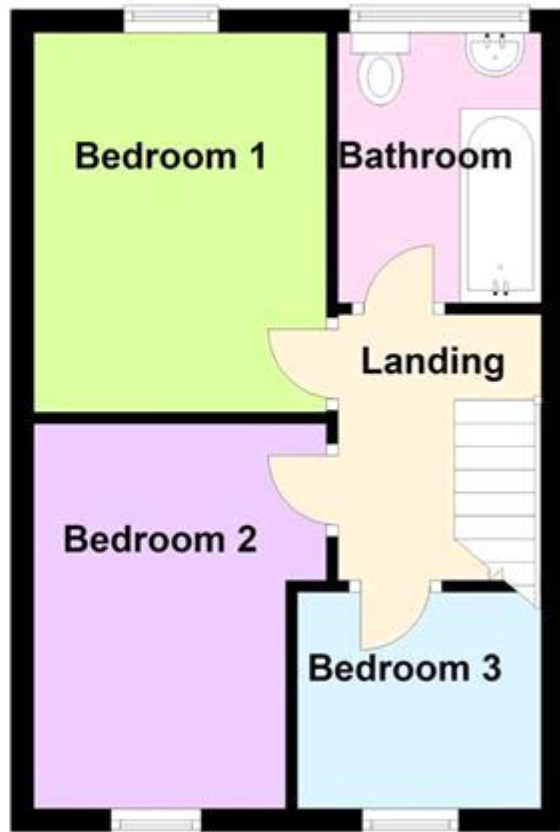




## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		<b>94</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>80</b>	
(55-68)	<b>D</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	

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/fittings 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.