



**More Photos  
Coming Soon!**

## **Oxford Street, Boston, PE21 8TP**

**£900 pcm**

Welcome to a charming 3-bedroom terraced house nestled in a sought-after neighborhood! This delightful property combines modern comfort with classic charm, offering a warm and inviting atmosphere for its future residents.

CENTRAL TOWN LOCATION! | 3 bedrooms | EPC : D | Council Tax band : A | Enclosed Rear Garden | Gas Central Heating |

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**P**lotway

Council Tax Band: A (Boston Borough Council)

Deposit: £1,038

Holding Deposit: £207

**Entrance**

Leading directly to the

**Living Room**

w: 4.8m x l: 3.6m (w: 15' 9" x l: 11' 10")

**Dining Room**

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

**Kitchen**

w: 1.9m x l: 2.9m (w: 6' 3" x l: 9' 6")

**Inner Hallway**

**Bathroom**

w: 1.7m x l: 2.1m (w: 5' 7" x l: 6' 11")

**Landing**

**Bedroom 1**

w: 3.5m x l: 3.2m (w: 11' 6" x l: 10' 6")

**Bedroom 2**

w: 3.2m x l: 2.5m (w: 10' 6" x l: 8' 2")

**Bedroom 3**

w: 3.3m x l: 2m (w: 10' 10" x l: 6' 7")

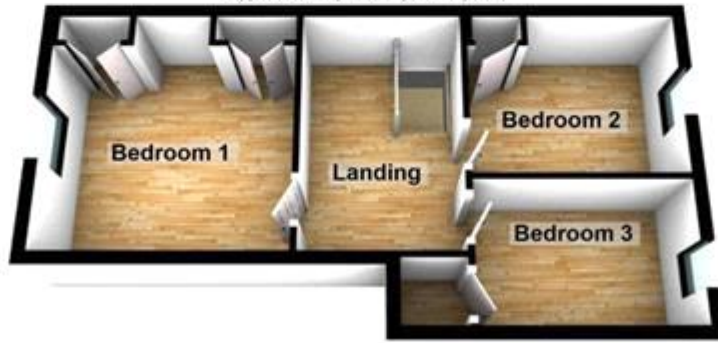
### Ground Floor

Approx. 55.7 sq. metres (599.0 sq. feet)



### First Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



Total area: approx. 94.8 sq. metres (1020.0 sq. feet)



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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	59	83
<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 tenant.