



Tunnard Street, Boston, PE21 6PL

£1,000 pcm

This exceptional semi-detached house is the perfect property for those who want to live within walking distance to the town center. With a generous 120m² floor area, reception and dining rooms, versatile accommodation, and a low-maintenance garden, it offers the ultimate living experience.

3 Bedrooms | Lounge & Dining Room | Low-maintenance Rear Garden | Town Centre Location | Master Bedroom |

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Plotway

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The internal accommodation of this property's ground floor includes an entrance hall, living room, dining room, kitchen, and a downstairs W/C. The kitchen provides access to the rear garden.

Moving up to the first floor, you will find three bedrooms, one of which has an individual toilet, alongside a family bathroom.

In our opinion, this property provides versatile and spacious accommodation, making it suitable for a family or close friends.

To the rear, there is a low-maintenance garden.

The location of this property is very convenient as it is just a short walk from the town center, providing access to a wide range of local amenities.

Council Tax Band: B (Boston Borough Council)

Deposit: £1,153

Holding Deposit: £230

Entrance hall

Living Room

w: 4.6m x l: 3.6m (w: 15' 1" x l: 11' 10")

Plus Bay Window

WC

Dining Room

w: 3.6m x l: 3.9m (w: 11' 10" x l: 12' 10")

Kitchen/Diner

w: 2.7m x l: 5.3m (w: 8' 10" x l: 17' 5")

Landing

Bedroom 1

w: 3.6m x l: 4.1m (w: 11' 10" x l: 13' 5")

Bedroom 2

w: 3.9m x l: 3.6m (w: 12' 10" x l: 11' 10")

With separate W/C

WC

w: 0.7m x l: 2.3m (w: 2' 4" x l: 7' 7")

Bedroom 3

w: 2.7m x l: 2.9m (w: 8' 10" x l: 9' 6")

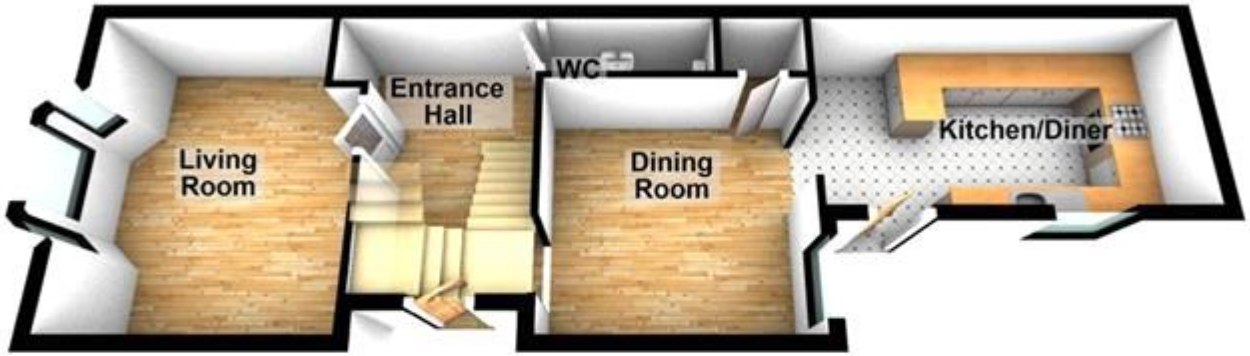
Bathroom

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





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(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 tenant.