



## Flat , Hall Mews, Brothertoft Road, Boston

**£105,000** Freehold

NO ONWARD CHAIN!!!

Recently refurbished one bed semi detached house with private parking located within walking distance to the town centre!

NO ONWARD CHAIN!!! | RECENTLY REFURBISHED! | Must Be Viewed! | Ideal Investment or First Time Buy Purchase | Allocated Parking | Lounge - Diner | Close to amenities and Schools | Gas Central Heating |

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**P**lotway

NO ONWARD CHAIN!!!

Having been recently refurbished over the past 12 months this property now benefits from new laminated floors throughout the living room, study/ hobby room, landing and bedroom as well as new tiles for the bathroom and kitchen (kitchen also benefits from new wall tiles as well). The property has also been decorated throughout as well as new kitchen units fitted and a modern electric cooker.

Internal accommodation of the ground floor briefly comprises of the main entrance leading directly the spacious lounge-diner, modern & recently installed kitchen, a second room with access to the rear of the property.

To the first floor you will find a double bedroom and generous bathroom with a new modern 3 piece bathroom suite installed with shower head over bath.

You will find private parking located to the front of the property.

Local amenities include various supermarkets, train station, doctors surgery, gym, sports centre, various primary schools and the town centre itself!

Tenure: Freehold

**Entrance**

Leading directly to the

**Lounge/Diner**

w: 4.7m x l: 5.6m (w: 15' 5" x l: 18' 4")

**Kitchen**

w: 2.7m x l: 1.2m (w: 8' 10" x l: 3' 11")

**Room**

w: 2.7m x l: 2.1m (w: 8' 10" x l: 6' 11")

Study/ Hobby room

**Landing**

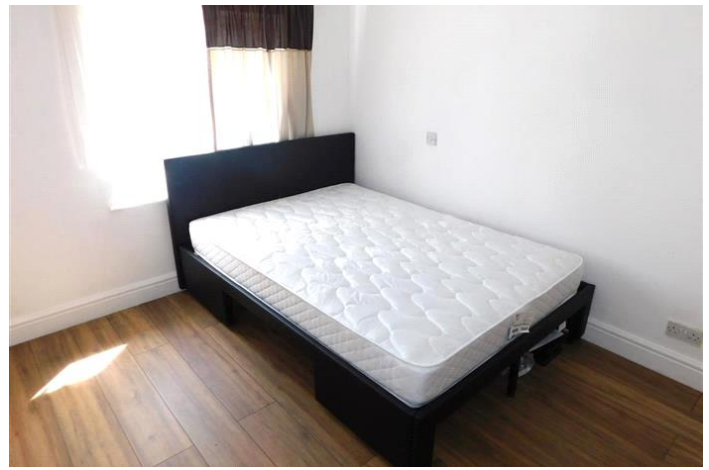
**Bedroom**

w: 2.7m x l: 3.8m (w: 8' 10" x l: 12' 6")

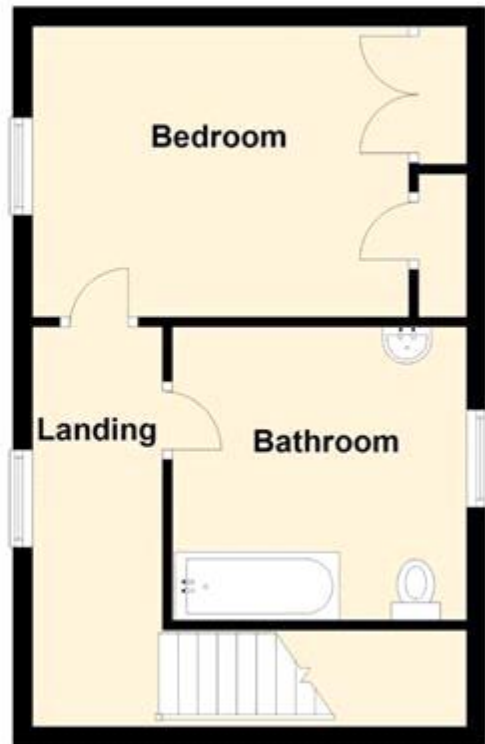
With built in storage

**Bathroom**

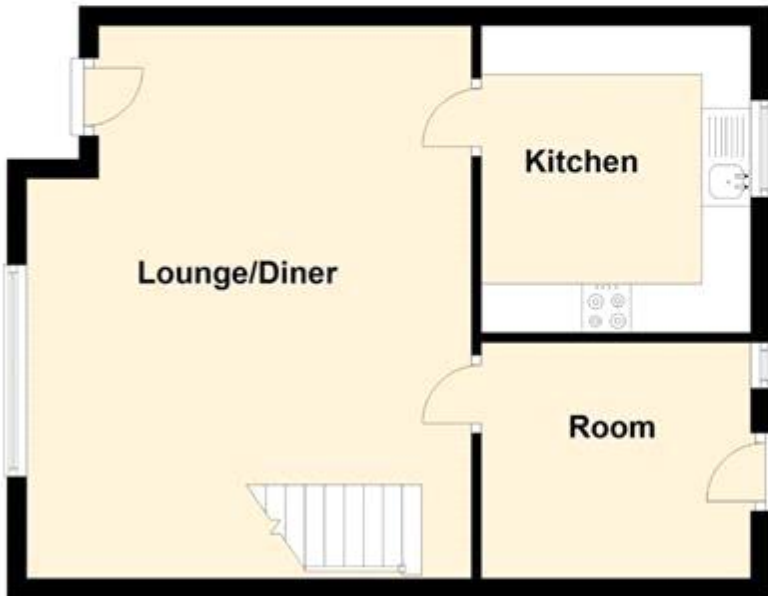
w: 1.6m x l: 2.7m (w: 5' 3" x l: 8' 10")



**First Floor**  
Approx. 31.9 sq. metres (343.5 sq. feet)



**Ground Floor**  
Approx. 40.9 sq. metres (440.2 sq. feet)



Total area: approx. 72.8 sq. metres (783.7 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>	60	78
(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.