

# Town Centre 2 Bedroomed House For Sale Freehold with Vacant Possession

1 Spain Place | Boston | Lincolnshire | PE21 6HN



2 Bedroomed Property with Yard  
Currently Let on an Assured Shorthold Tenancy, ERV £550pcm

For Sale Freehold with Vacant Possession  
£80,000 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

The bustling market town of Boston has a population of approximately 73,000 residents. It is located on the South Lincolnshire Fens approximately 35 miles to the south-east of Lincoln, 35 miles to the north-east of Peterborough and 40 miles to the west of King's Lynn.

The property is located to the east of John Adams Way in Spain Place, a cul de sac leading to the Gliderdrome.

1 Spain Place is located to the east side of the road.

## Accommodation...

### 1 Spain Place

Living Room.....	3.28m x 4.83m
Dining Room.....	4.25m x 3.39m
Kitchen.....	1.85m x 3.31m
Bedroom 1.....	3.32m x 4.77m
Bedroom 2.....	3.44m x 4.28m
Bathroom.....	2.97m x 1.9m

A door from the kitchen leads to a small enclosed yard at the rear.

## Tenure...

The property is for sale freehold with vacant possession.

## Outgoings...

1 Spain Place is rated at Council Tax Band A.

## EPC...

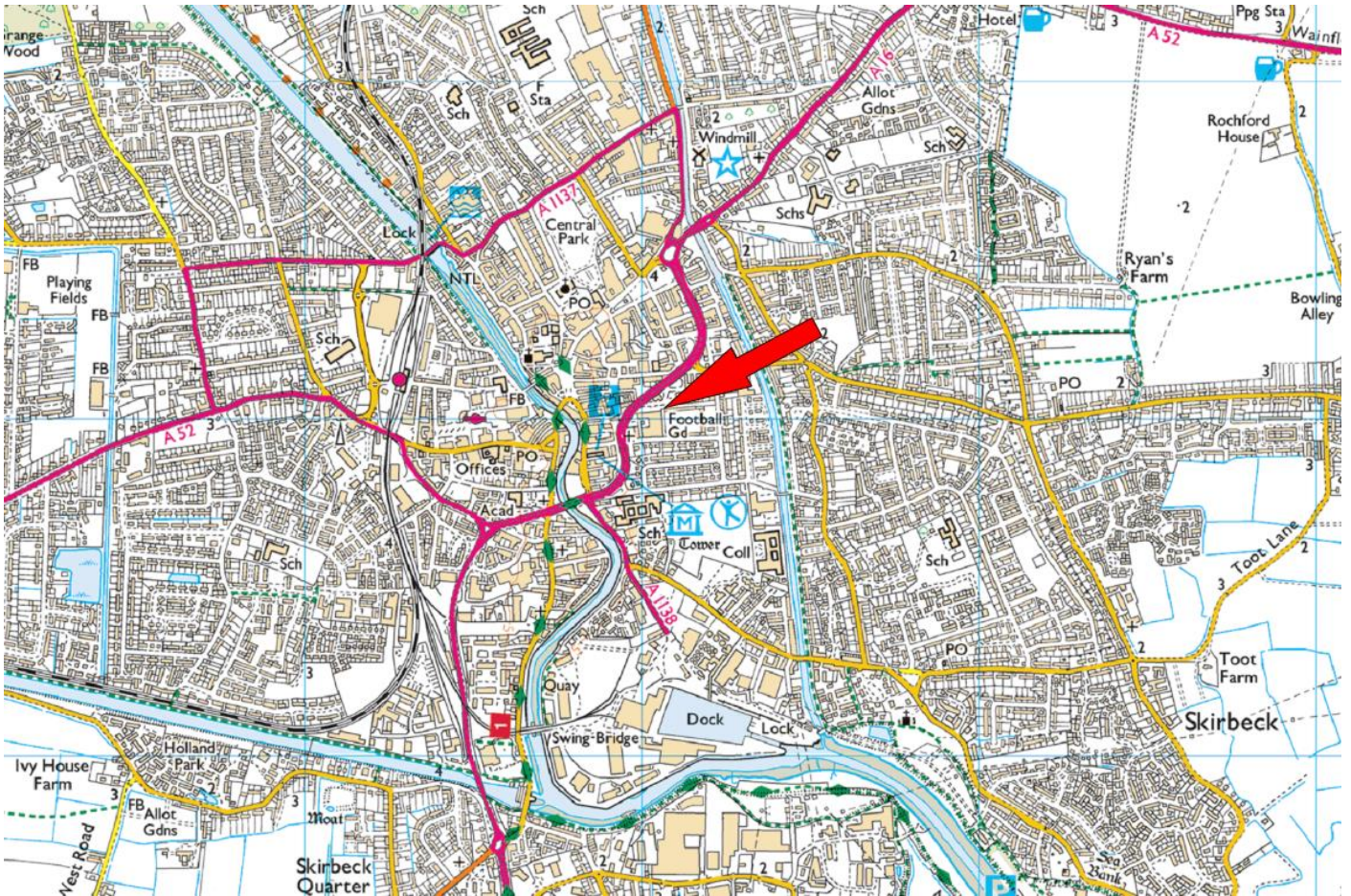
An EPC has been instructed and will be available on request.

## Viewing...

All viewings are to be made by appointment through the agent.

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