



## Smalley Road Boston

**TO LET**  
**£630 Per**  
**month**

Modern two bedroom semi detached property available from August 15th. The property is situated in a quiet cul-de-sac location and benefits from two allocated parking spaces, gas central heating, conservatory, and enclosed garden. Call 01205 205206 to book your viewing today.

The property briefly comprises; entrance hall, lounge, kitchen, conservatory, two bedrooms, and bathroom with bath and shower over.

Deposit: £600.00

- **Modern Property**
- **Two Off Street Parking Spaces**
- **Gas Central Heating**
- **Gas Hob**
- **Available: August 15th 2019**
- **Two Bedrooms**
- **Popular Residential Location**
- **Upvc Windows Throughout**
- **Enclosed Rear Garden**
- **Deposit: £600**

**WWW.WLYH.CO.UK**  
**01775 888 494**

REGISTERED OFFICE: BROAD STREET BUSINESS CENTRE, 10 BROAD ST, SPALDING, Lincs. PE11 1TB  
REGISTRATION NUMBER: 07043878 VAT NO: 183059793

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**APPROVED CODE**  
TRADING STANDARDS SONUK

**PRS** Property Redress Scheme

 **rightmove**

 **onTheMarket.com**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

**IMPORTANT NOTICE:** These particulars which have been produced with the greatest of care & attention and are only intended to give the purchaser a guide to the description of the property. They are prepared to comply with the Property Misdescription Act 1991; however they are for guidance only and must not be relied on as a statement of fact. These particulars do not constitute an offer of contract. Intended purchasers should satisfy themselves by inspection to the property and it's appliances, equipment and services as these have not been tested. Draft details awaiting vendors approval.