



7 St Nicholas Close, Boston, PE21 0AE

**** IDEAL FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS **** Being offered for sale with NO ONWARD CHAIN. The property is conveniently located within CLOSE PROXIMITY TO SCHOOLS AND LOCAL COLLEGE. Viewing is highly recommended. Call today to view.

- **2 Bedrooms**
- **Enclosed Rear Garden**
- **Off Road Parking**
- **Gas Central Heating**
- **Close Proximity to Amenities**
- **Convenient Location**

£104,950

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LOCATION

The property is in a residential area on the outskirts of the historic market town of Boston. St Nicholas Close is conveniently situated with various local amenities nearby including a Church and Village Hall, Cooperative Store and other local Convenience Stores, one with a Post Office, Fish & Chip Shops, Dominos, a Public House, a Family Run Ice Cream Parlour and also Boston College. Boston offers a wide range of amenities and also a popular twice weekly market and is circa 1.7 Miles from the town centre. Set within the beautiful Havenside Country Park and Nature Reserve, The Pilgrim Fathers Memorial is approx. 3.8 Miles, which provides a variety of walks.

ACCOMMODATION

Having upvc door into:-

PORCH

LOUNGE

14'6" x 10'11" (4.42m x 3.33m)
Having uPVC window to front elevation; stairs off; door to Kitchen; wooden fire surround and radiator.

KITCHEN

11'0" x 8'1" (3.35m x 2.46m)
Having uPVC window and door to rear elevation; range of wall and base units; stainless steel sink and drainer; electric oven and hob; stainless steel extractor; tiled floor; part tiled walls; integrated washing machine and radiator.

LANDING

Having storage cupboard; loft hatch and airing cupboard.

BEDROOM 1

11'10"x8'3" measured to rear of wardrobe x 8'3" (3.61m to rear of wardrobe x 2.51m)
Having uPVC window to front elevation; radiator and fitted wardrobes.

BEDROOM 2

8'2" x 6'1" (2.49m x 1.85m)
Having uPVC window to rear elevation and radiator.

BATHROOM

9'3" x 4'7" (2.82m x 1.40m)
Having uPVC window to rear elevation; radiator; bath with shower over; low level W C; wash hand basin set in vanity unit; extractor fan and radiator.

EXTERIOR

FRONT GARDEN

Concrete path to front door and garden containing a variety of shrubs.

REAR GARDEN

Being fully enclosed by timber fencing, gravelled and decking areas.

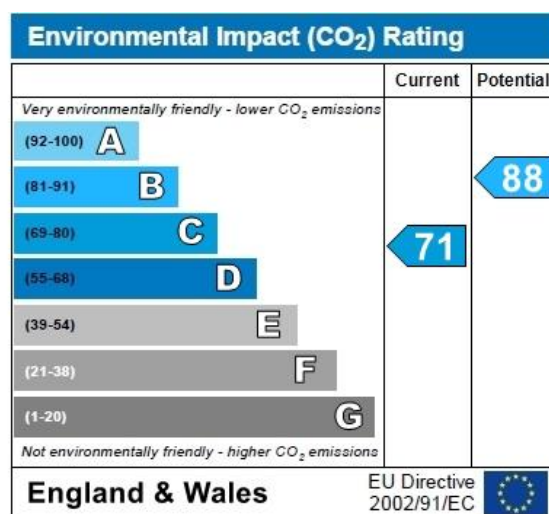
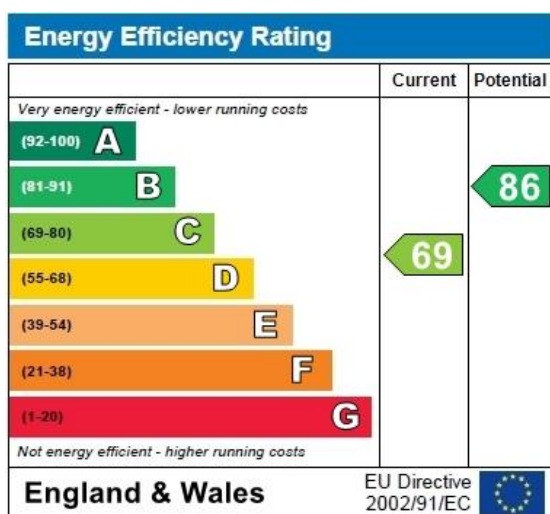
VIEWINGS

Strictly by appointment with the selling agents Bruce Mather Limited (Tel: 01205 365032).

DIRECTIONS

From our offices in Pump Square proceed via Main Ridge West into Pen Street. At the traffic lights turn right into Botolph Street and right again into John Adams Way. At the traffic lights turn left into Main Ridge East, over the Maud Foster at Vauxhall Bridge and then first right into Church Road. Travel the full length of Church Road, at the T junction with Skirbeck Road turn right and then right again into St Nicholas Close. The subject property can be found as indicated by a Bruce Mather For Sale board on your left hand side.





Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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