



17A Hide Close, Boston, PE21 0LN

Bruce Mather Ltd are pleased to offer for sale this BRAND NEW Two Bedroom GROUND FLOOR APARTMENT being situated on a modern residential development off Woodthorpe Avenue. The property is due for completion in approx. March 2020 and is conveniently located within a short distance to the town centre, local schools and shops. Call today to view.

- **New Build**
- **Ground Floor Flat**
- **2 Bedrooms**
- **Dining Kitchen**
- **Gas Central Heating**
- **Double Glazing**
- **Parking Space**
- **Rear Garden**
- **Convenient for town centre**

£110,000

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LOCATION

The property is in a sought after location on the outskirts of the historic market town of Boston. Eastwood Road is on a bus route and conveniently situated with various local amenities nearby including a Cooperative Store and other local Convenience Stores, one with a Post Office, Fish & Chip Shops, a Butchers Shop, Boston Bowl with an indoor children's play area, a garage, a primary school, a hairdressers, a Pet Shop and a petrol station. Boston offers a wide range of amenities and also a popular twice weekly market and is circa 1.4 Miles. Set within the beautiful Havenside Country Park and Nature Reserve, The Pilgrim Fathers Memorial is approx. 3.4 Miles, which provides a variety of walks.

ACCOMMODATION

A side entrance door leads into the:-

LOUNGE

13'5" x 10'10" (4.09m x 3.30m)
Having airing cupboard.

DINING KITCHEN

11'8" x 10'2" (3.56m x 3.10m)
Having windows to front and side elevations. To be fitted with a range of wall and base units.

BEDROOM ONE

10'7" x 13'5" (3.23m x 4.09m)
Having window to front elevation.

BEDROOM TWO

14'4" x 8'10" (4.37m x 2.69m)
Having window to rear elevation.

BATHROOM

Having window to rear elevation. To be fitted.

EXTERIOR

The property will have allocated parking, rear garden and communal front garden.

AGENTS NOTE

Please note that the photograph is for illustration purposes only.

VIEWINGS

Strictly by appointment with the Selling Agents, Bruce Mather Ltd.
Tel: 01205 365032.

DIRECTIONS

From our offices in Pump Square proceed via Main Ridge West to John Adams Way. Continue in a southerly direction taking the first turning left onto Main Ridge East, over Vauxhall Bridge and into Vauxhall Road which leads into Freiston Road. At the crossroads/junction with Freiston Road/Eastwood Road, turn right into Woodthorpe Avenue. The development is located on the 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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