



**107 High Street**

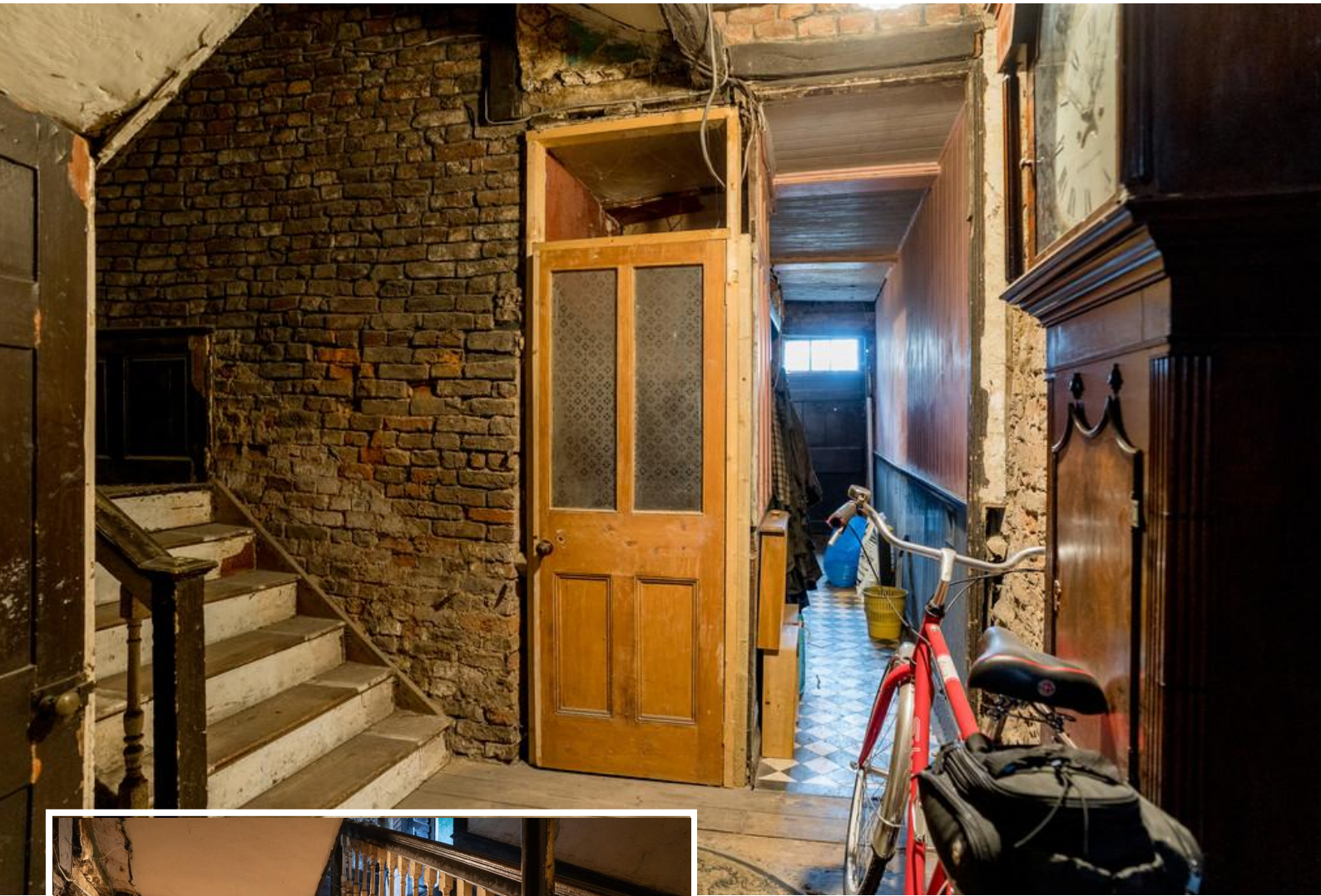
Boston, PE21 8TG

- Grade II Listed Mid Terraced House
- Living Room & Kitchen
- Three Bedrooms, Attic Room
- Bathroom, Garage, Gardens

**£99,950**

**Grade II Listed Built 1718**





## Property Description

### THE ACCOMMODATION

The accommodation comprises Wooden Entrance Door giving access to:-

### LIVING ROOM

15' 6" x 12' 4" (4.749m x 3.782m) Having two windows to front elevation, wooden floor, open chimney, fireplace with wooden mantle and surround, radiator, wall lights and timber beams.

### INNER HALLWAY

Having staircase off, door to Cellar, door to downstairs WC, Door through to rear passageway.

### REAR PASSAGEWAY

Having tiled floor, double doors leading into Kitchen, wooden door to rear.



#### KITCHEN

10' 4" x 15' 5" (3.156m x 4.716m) Having window to rear elevation, concrete tiled floor, wall mounted central heating boiler, Range style cooker, space for further free standing electric cooker, space for upright fridge freezer, Belfast style sink with wooden worktop either side with cupboards below, radiator.

STAIRCASE TAKEN TO FIRST FLOOR LANDING Having further staircase leading to second floor.

#### BEDROOM ONE

12' 10" x 15' 5" (3.926m x 4.718m) Currently used as a Living Room, having two windows to front elevation, open fireplace with working chimney, TV point, radiator, two built-in storage cupboards, timber beams, wooden floor. Archway leading to:-

#### BEDROOM TWO

13' 6" x 13' 8" (4.124m x 4.184m) Having two windows to rear elevation, radiator, open fireplace, built-in storage cupboard.

STAIRCASE LEADING TO SECOND FLOOR

#### BATHROOM

Having window to rear elevation, wooden floor, radiator, WC, was hand basin, free-standing bath with mixer tap and shower attachment.

#### BEDROOM THREE

15' 5" x 13' 6" (4.714m x 4.129m) Having two windows to front elevation, radiator, two built-in storage cupboards, fireplace with working chimney. Door with Staircase leading to:-

#### ATTIC ROOM

15' 6" x 12' 5" (4.72m x 3.78m) Having window to front elevation.

#### OUTSIDE

There is a GARAGE which is accessed via Edwin Street and is of timber construction with corrugated roof. AGENTS NOTE:- We are informed by the vendor that the Garage has a Separate Freehold Title.

#### GARDEN

There is an enclosed garden.



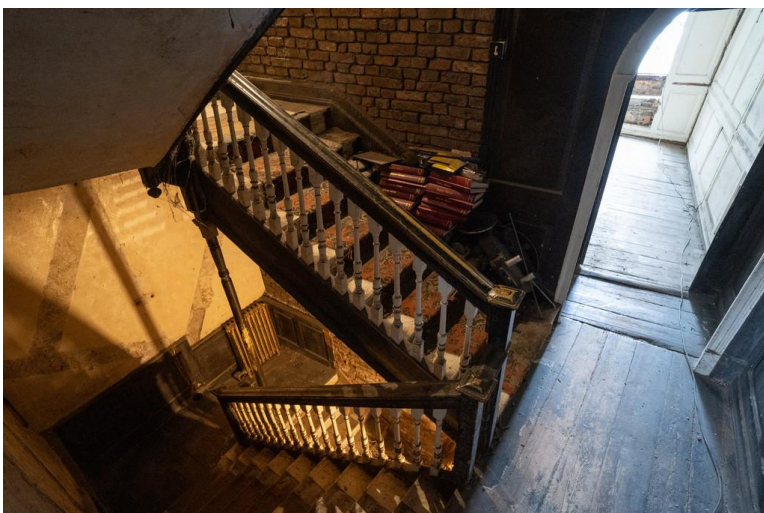


## DRURYS

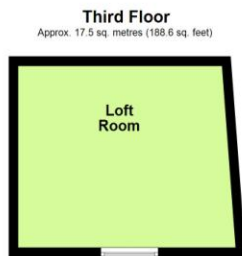
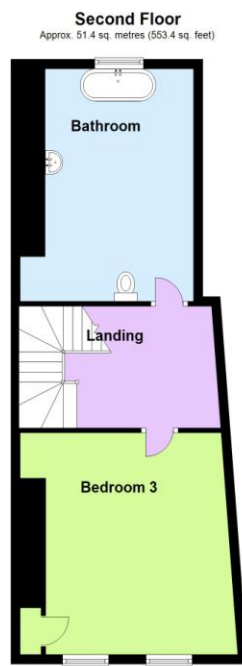
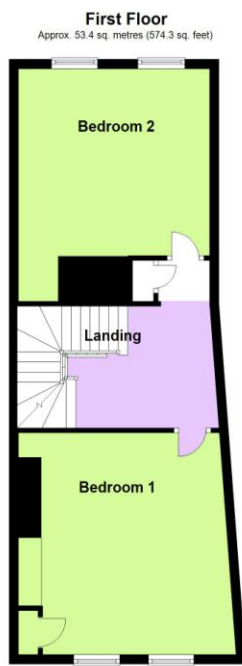
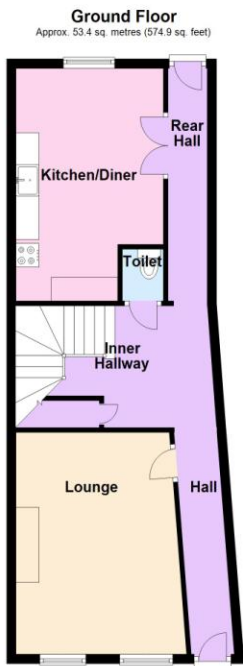
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By Appointment Only - Please contact the selling agent to arrange a viewing.







Total area: approx. 175.7 sq. metres (1891.2 sq. feet)

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