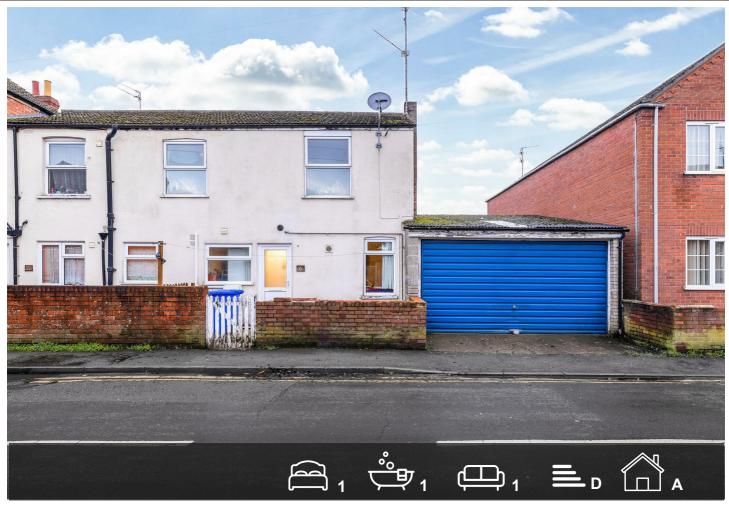
# BRUCE MATHER

#### INDEPENDENT ESTATE AGENT





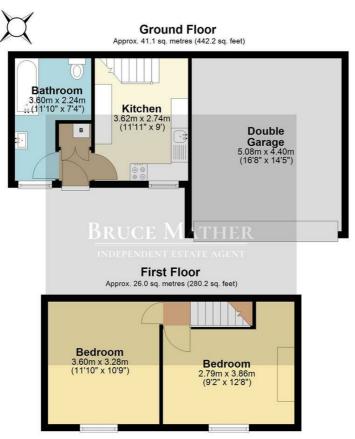




60B Castle Street, Boston, PE21 8PN
Asking Price £75,000

A one or two bedroom end of terrace property in a prime central location in the heart of Boston, Lincolnshire. Upstairs there are two bedrooms or one bedroom and the reception room, down the stairs you enter into the kitchen which is off the entrance hall with a family bathroom to the other side. Outside there is street parking and to the side is a large garage. Located in the centre of Boston so close to all local amenities, schools and restaurants. A great little first time buy or BTL that would benefit from some redecorating, please call Bruce Mather Estate Agents to arrange a viewing on 01205 365032.

#### Floor Plan



Total area: approx. 67.1 sq. metres (722.4 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.

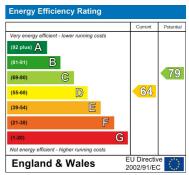
Plan produced using PlanUp.



#### Area Map

## Witham Way Country Park Norfolk St Argyle St Fydell St Boston Sleaford Rd Map data @2025 Google

### **Energy Efficiency Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01205 365032 Email: sales@brucemather.co.uk brucemather.co.uk