

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



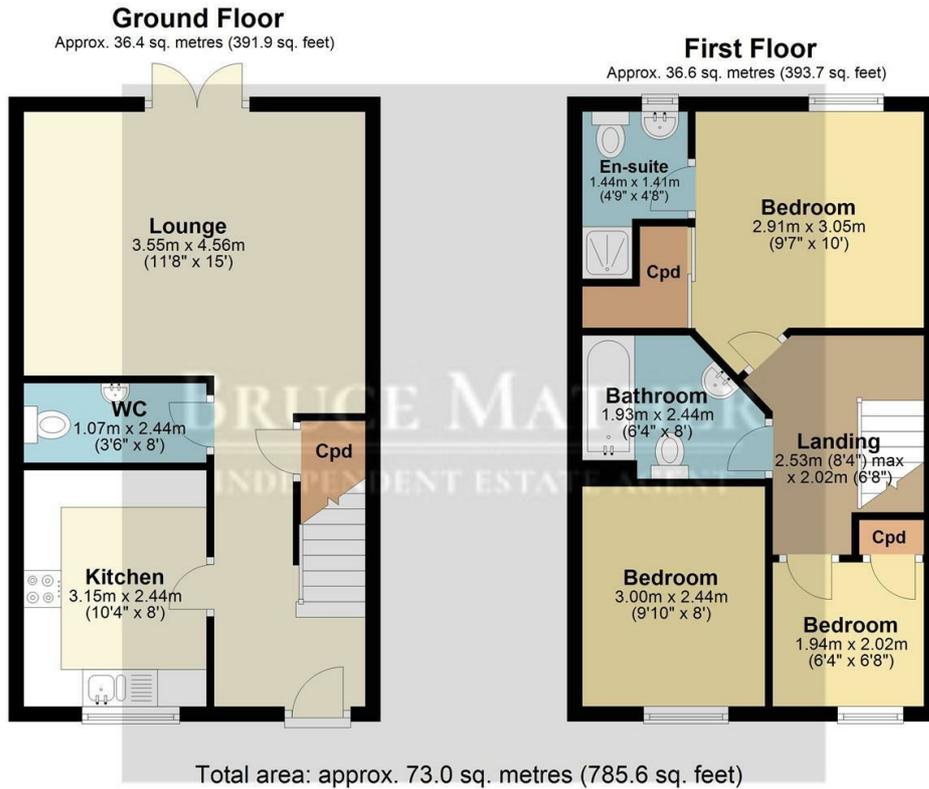
**9 Mallow Gardens, Boston, PE21 9EL**

**Asking Price £199,000**

A three bedroom terrace house located just outside Boston, Lincolnshire opposite Pilgrim Hospital, NO CHAIN. Upstairs comprises of three bedrooms and two bathrooms, the master having an ensuite. Downstairs the entrance hall has a kitchen, WC and a reception room with French Doors to the fenced in and grassed garden. To the front there is abundant off-road parking. The property is located in a recently built cul-de-sac in Boston, where you have all your amenities on your doorstep including schools and restaurants, plus the Pilgrim Hospital just a short walk away.

Please call Bruce Mather Estate Agents on 01205 365032 to arrange a viewing.

# Floor Plan



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.

## Website Link



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>88</b>	<b>89</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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