

# BRUCE MATHER

INDEPENDENT ESTATE AGENT

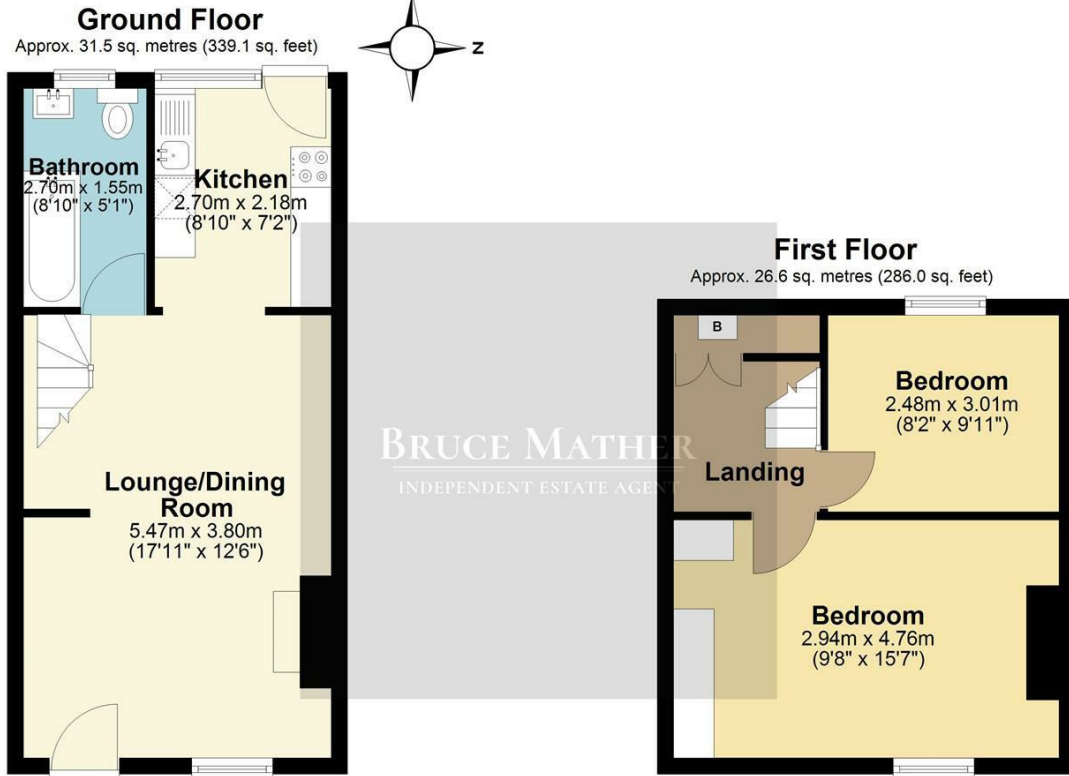


**70 James Street, Boston, PE21 8RD**

**Asking Price £95,000**

A two bedroom end of terrace period property in a prime central location in the heart of Boston, Lincolnshire. Upstairs there are two bedrooms off the landing, downstairs is a reception and dining room, separate kitchen and a family bathroom. Outside there is a patio garden to the rear, to the front there is street parking. Located in the centre of Boston so close to all local amenities, schools and restaurants. A great little first time buy or BTL, please call Bruce Mather Estate Agents to arrange a viewing on 01205 365032.

# Floor Plan

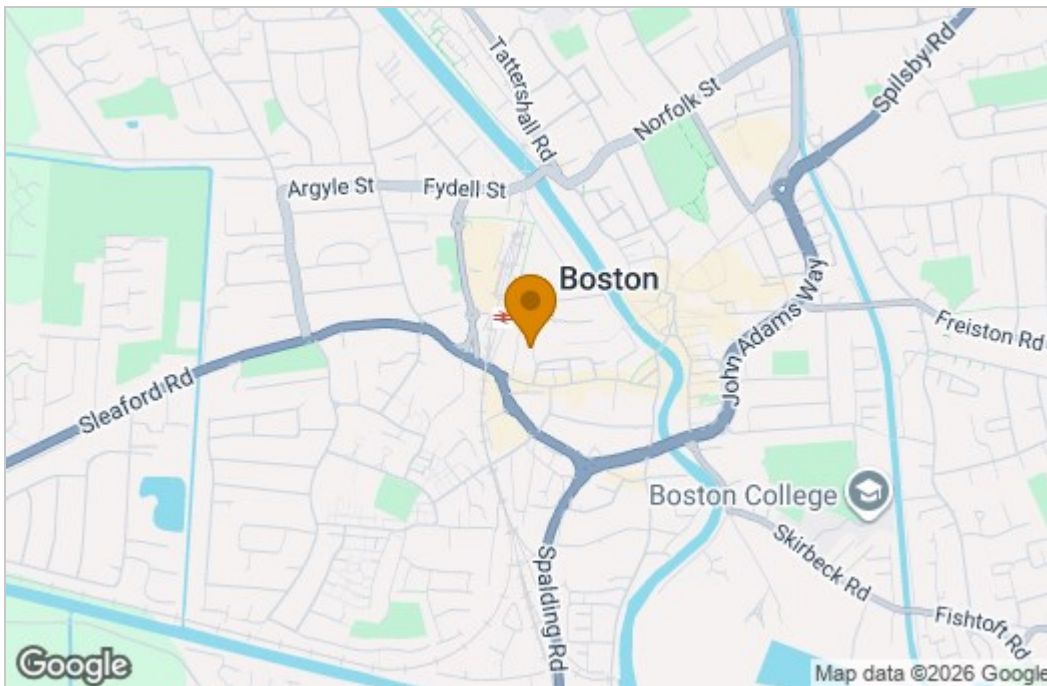


Total area: approx. 58.1 sq. metres (625.1 sq. feet)

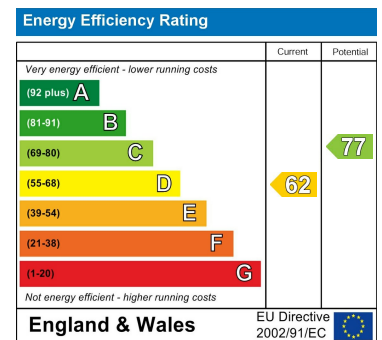
All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form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



## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.