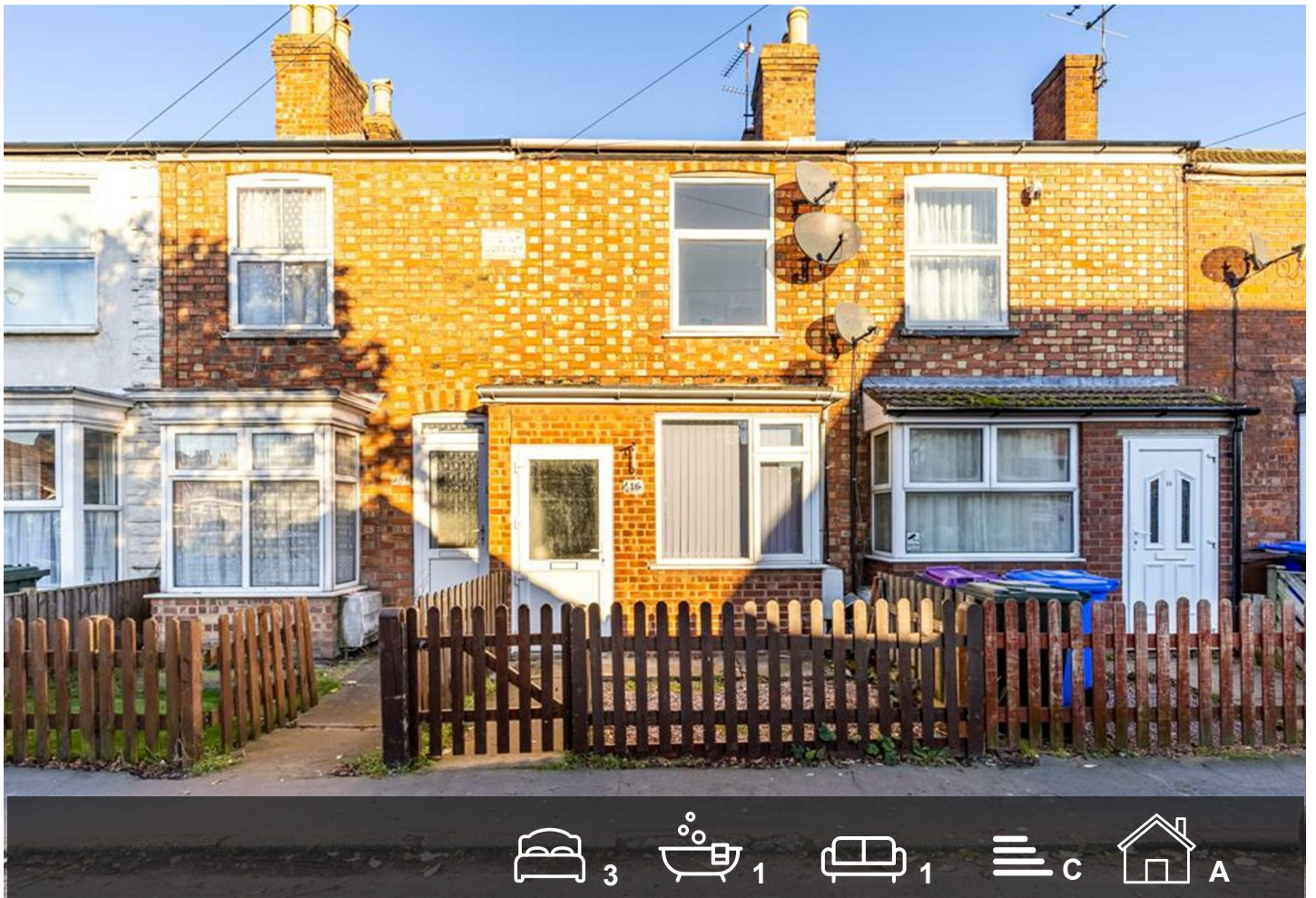


# BRUCE MATHER

INDEPENDENT ESTATE AGENT



## 16 Hospital Lane, Boston, PE21 9BY Asking Price £120,000

A period terraced house in good condition with 2/3 bedrooms and a garden, NO CHAIN, in a desirable location near Pilgrim Hospital in Boston Lincolnshire. This superb terrace house would make a great first-time purchase or rental investment. Entered via a welcoming sitting room which leads to dining room, next to galley style kitchen, with a bathroom at the end, upstairs there is two/three bedrooms the third accessing via the second (nursing room). Out the back of the home is a closed off grass garden. Hospital Lane is well-positioned in Boston's North east quarter close to amenities, hospital, schools and services. Please call Bruce Mather on 01205365032 to arrange a viewing.

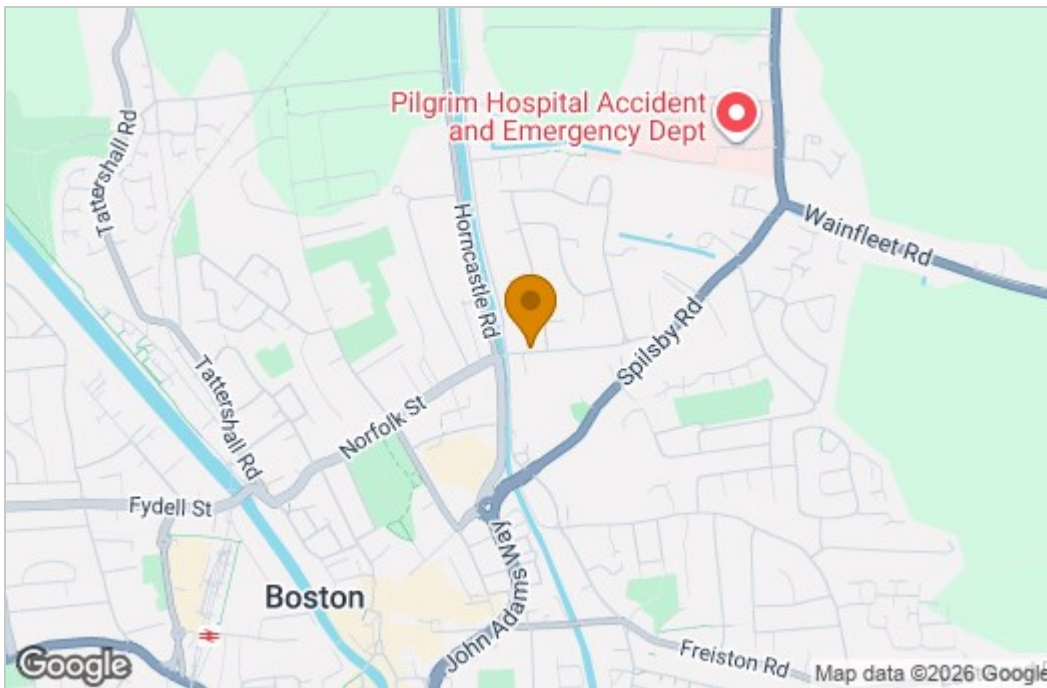
# Floor Plan



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.



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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.