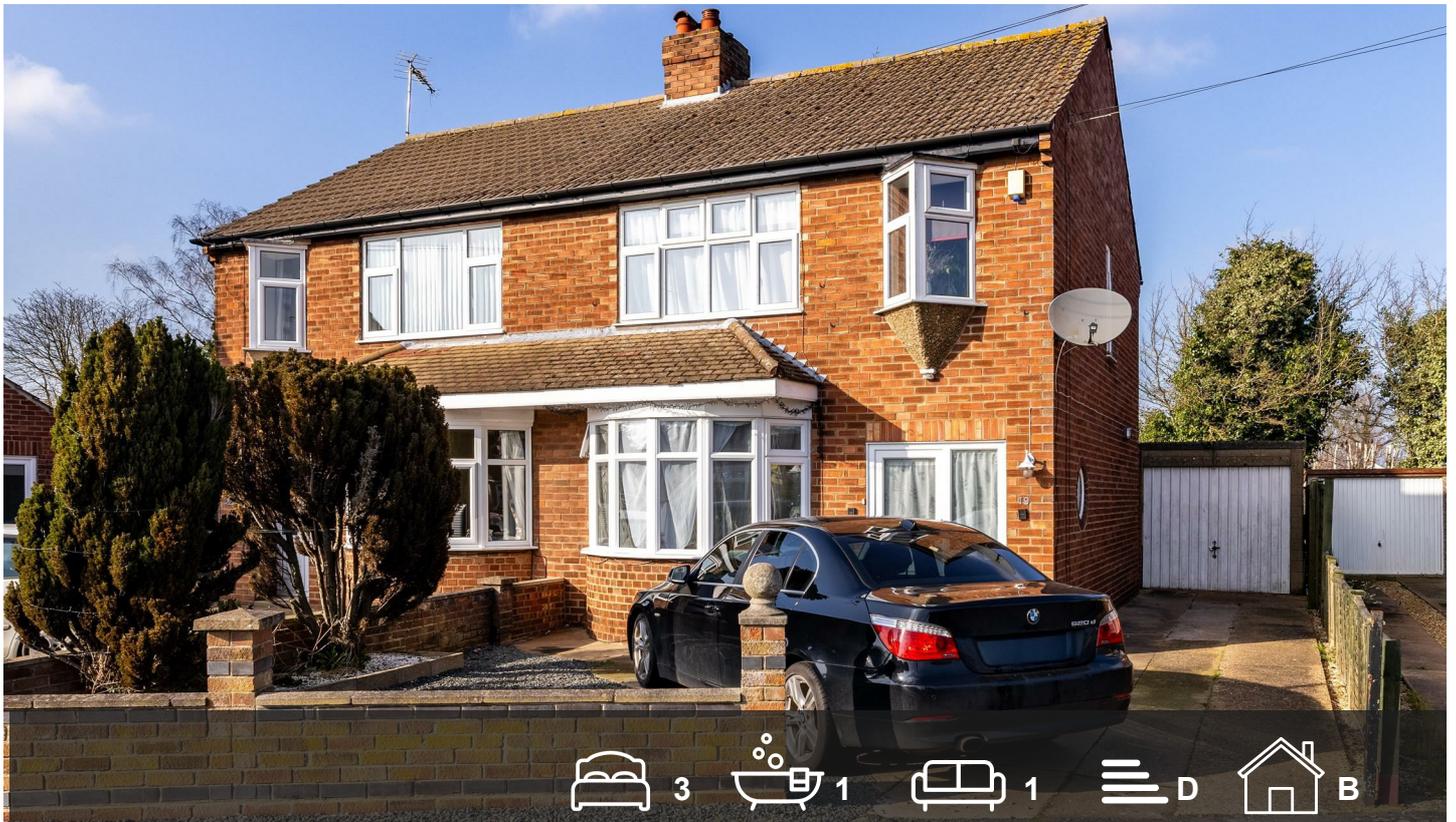


BRUCE MATHER

INDEPENDENT ESTATE AGENT



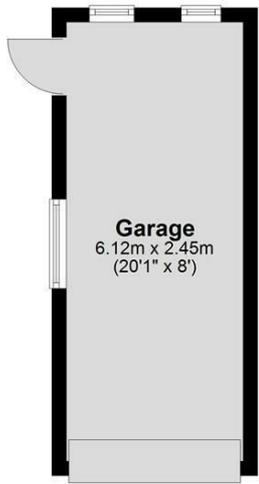
19 Almond Walk, Boston, PE21 8HJ

Asking Price £159,000

A three bedroom semi-detached house in a residential area of Central Boston with a good garden as well as a garage. Upstairs are 3 bedrooms, family bathroom and airing cupboard off the landing, downstairs off the entrance hall is the reception room and kitchen/diner which leads out to the garden. To the front is parking with a garage to the side, to the rear of the property is the mainly grass garden with a shed and greenhouse. Located in Boston near supermarkets, restaurants, shops and schools. Please call Bruce Mather Estate Agents on 01205365032 to arrange a viewing soon.

Floor Plan

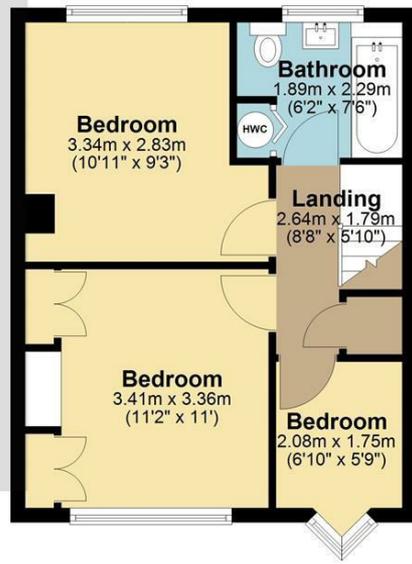
Garage to Rear Right
Approx. 15.0 sq. metres (161.4 sq. feet)



Ground Floor
Approx. 35.8 sq. metres (385.6 sq. feet)



First Floor
Approx. 35.8 sq. metres (385.8 sq. feet)

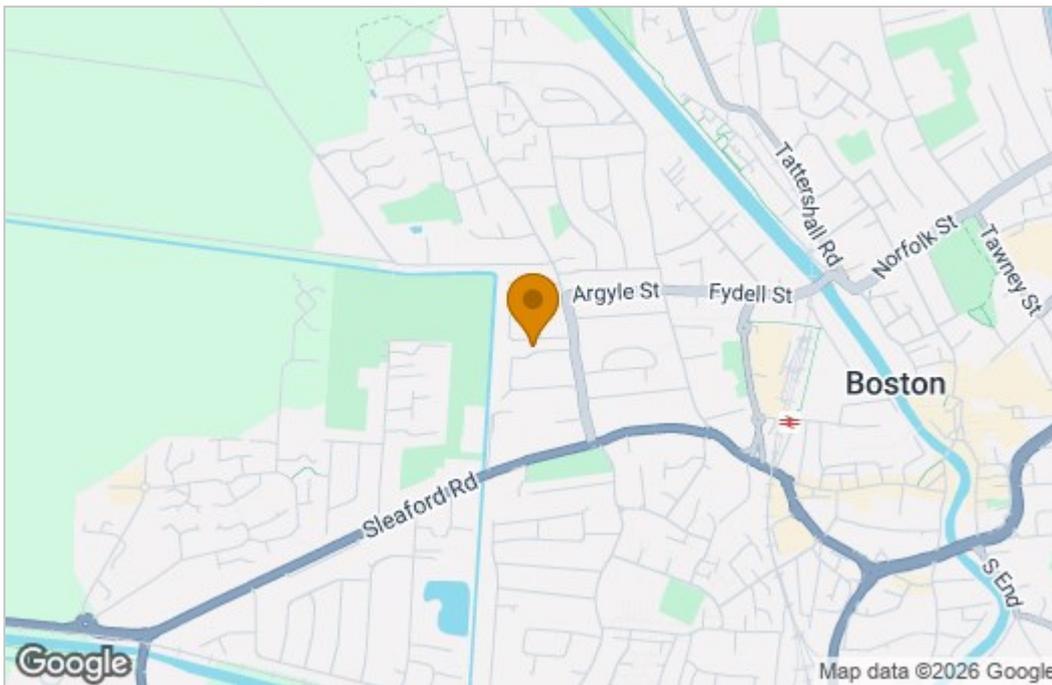


Total area: approx. 86.7 sq. metres (932.8 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.