

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



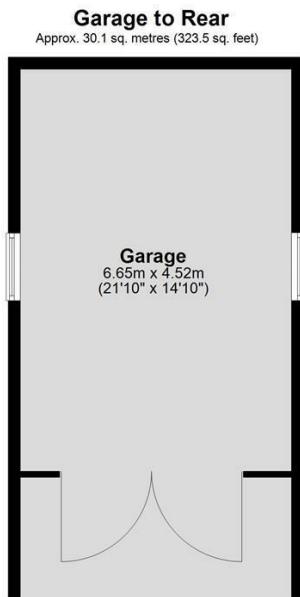
## Bowers Bungalow West Fen, Boston, PE22 8BJ

### Auction Guide £83,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £83,000

An opportunity to acquire a 4 bedroom detached bungalow with a huge plot/field with rural south facing countryside views. The property is in need of underpinning and remediation works due to suspected structural movement as well as redecoration. The bungalow sits on a spacious plot of approximately 3.5 acres STS, with no neighbours (a farm opposite) and great views, this bungalow offers a wonderful opportunity for someone to make a delightful rural retreat. 'Sold as seen'. It is located 1.3 miles approx. west of Stickney Village, which has a doctors, shop, school and fish & chip take out. Please call Bruce Mather on 01205 365032 to arrange a viewing.

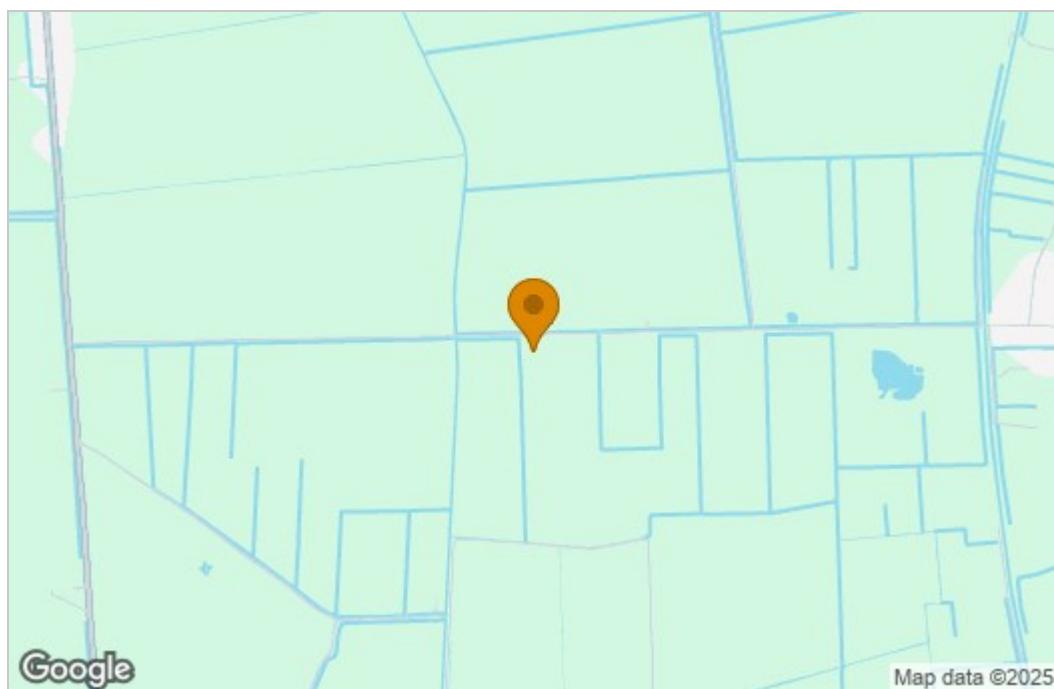
## Floor Plan



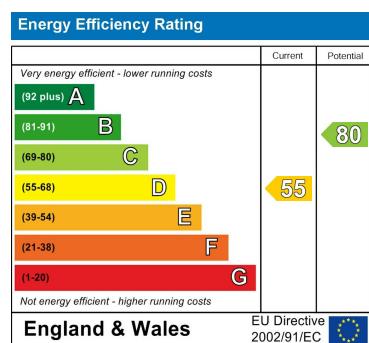
Total area: approx. 142.3 sq. metres (1531.7 sq. feet)

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 the 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 firms employment has the authority to make or give any representation or warranty in respect of the property.