

A Pair of Detached Bungalows Set in a Large Private Plot of Approximately 0.84 Acres Suitable for Refurbishment or Possibly Replacement Dwellings STP

73 & 73a Rosebery Avenue | Boston | Lincolnshire | PE21 7QR



Highly Desirable Location with Excellent Access to a Range of Local Amenities, Adjacent Properties Include Executive Dwellings and Open Playing Fields, No Onward Chain

For Sale Freehold with Vacant Possession
£260,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling and historic market town of Boston sits on the South Lincolnshire Fens and is approximately 110 miles to the north of London, 35 miles to the south-east of Lincoln and 35 miles to the north-east of Peterborough.

The town is well served by the train and rail network, and has a strong retail offering with twice weekly markets, in addition to major supermarkets, a large hospital, a port and a number of major employers.

The population is estimated to be over 68,000 residents, the town boasting sporting venues and popular primary and secondary schools.

The properties are located on the west side of the town, off Sleaford Road and Rosebery Avenue – a short walk from the Boston West Academy Primary School and both the Peter Paine and Mayflower Sports Centres as well as the Boston Lawn Tennis Club and the Boston Squash Club.

The properties are also well served by the nearby out of town retail parks with occupiers including Tesco, Lidl, B&Q, B&M, Downtown, Marstons Chain Bridge pub amongst others

Accommodation...

Both properties are ready for an extensive program of refurbishment. It is also felt that a suitable alternative would be for two replacement dwellings.

With regard to more extensive planning consents, interested parties are advised to make enquiries with the Local Authority – Boston Borough Council.

73a – Detached 2 Bedroomed bungalow extending to approximately 900 sqft.

73 – Detached 3 Bedroomed bungalow extending to approximately 1,350 sqft.



Outside...

The properties are accessed via a long driveway belonging to the property from Rosebery Avenue.

Each property has a large area for parking/garaging.

A large garden is predominantly laid to lawn and measures approximately 76m (250ft) by 28m (91ft).

Services...

Mains water, natural fuel central heating, electricity and drainage are believed to be connected to both properties. Purchasers are to make their own enquiries.

Outgoings...

Both properties are rated as Council Tax Band B.

Agent's Note...

The neighbouring property has a right of access to use the driveway from Rosebery Avenue.

EPC...

EPC's have been instructed and will be available on request.

Viewings...

Viewing is highly recommended and is strictly by appointment through the agent.

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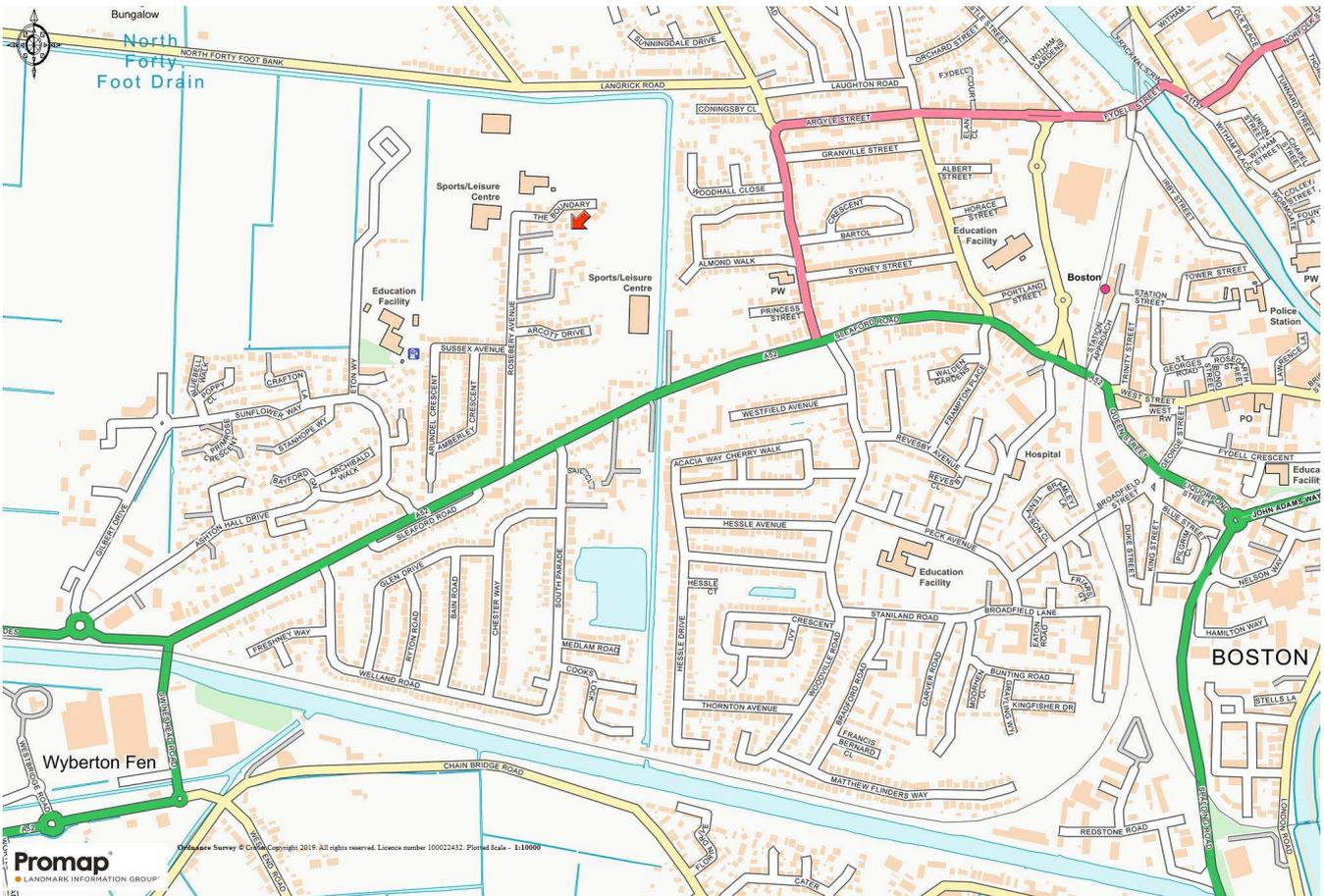
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