

LOT 107

A detached three bedroom property situated in the popular Wyberton area south of Boston



88 Wyberton West Road, Boston PE21 7JN



ACCOMMODATION:

Ground floor: A brick entrance porch which leads through to the entrance hallway, lounge, dining room, utility room, small kitchenette, bathroom.

First floor: Hallway provides the loft access point and access to the three double bedrooms.

FEATURES: The property benefits from uPVC double glazing and gas central heating.

Exterior: front garden is laid mainly to lawn providing a slab pathway with access to the rear. To the rear of the property the garden is also laid mainly to lawn with established borders a vegetable patch and garden shed.

TENURE: Freehold.

VENDOR'S SOLICITORS: Shoosmiths, The Lakes, Bedford Road, Northampton NN4 7PD, tel: 0870 862192.

VIEWING: By arrangement with the Joint Auctioneers: Pygott and Crone, 24 Wide Bargate, Boston PE21 6RS, tel: 01205 359111

Guide Price - **£105,000+**

PLEASE REFER TO THE GENERAL CONDITIONS OF SALE APPLICABLE TO THIS LOT