



## Cornhill Lane Boston, PE21 6EZ

**£106,000**

TOWN CENTRE house with PARING SPACE and enclosed rear GARDEN; living room and dining room plus TWO BEDROOMS; kitchen and bathroom and gas CENTRAL HEATING. The property is currently LET on a fixed term AST of £595pcm. A current gas safety certificate is held and a valid EICR to August 2025.



# Cornhill Lane, Boston, Lincolnshire, PE21

## Accommodation

### Living Room 13'3" x 14'6" (4.04 x 4.42)

With laminate flooring and central heating radiator, t.v and telephone points, window to the front and twin doors to the reage courtyard and stairs to the first floor.

### Dining Room 11'5" x 8'3" (3.48 x 2.54)

With laminate flooring, central heating radiator and window.

### Kitchen 12'11" x 7'8" (3.96 x 2.34)

Fitted with a quality range of matching wall and base units, return work surfaces with inset sink and splash tiling, cooker recess, wall mounted gas centralheating boiler, space and plumbing for washing machine, window and door to the rear courtyard

### First floor Landing

### Bedroom One 14'2" x 9'10" (4.34 x 3)

With window and central heating radiator.

### Bedroom Two 12'9" x 7'10" (3.91 x 2.39)

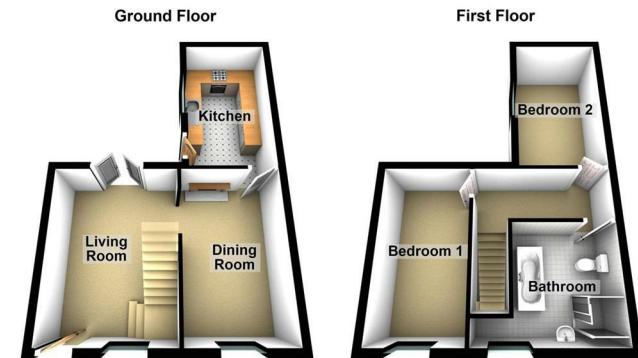
With window and central heating radiator.

### Bathroom 9'6" x 8'2" (2.92 x 2.49)

Comprising: freestamding roll top bath and seperate shower cubicle, w.c and wash hand basin, window and heated towel rail.

## Outside

The property has an enclosed patio courtyard with gated access to the rear. There is also an allocated parking space.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			87
(92 plus)	A		
(81-91)	B		
(69-80)	C		66
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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