



**Bain Road  
Boston  
Lincolnshire  
PE21 7QE**

**Offers in Excess of £243,000**

**bettermove**

# Bain Road

## Boston

Bettermove are proud to present this 3 bedroom detached house in Boston available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available via the driveway and the garage. The council tax band is C.

The property is tenanted and will be sold vacant on possession - rental yields can be obtained through Bettermove.

The interior of this beautifully presented property comprises a spacious living room, dining room, the fitted kitchen and separate utility room and convenient WC on the ground floor. The first floor consists of 3 double bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Boston, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the Boston Train Station, the A52 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

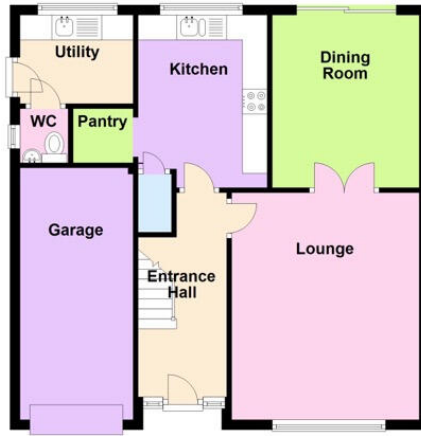
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

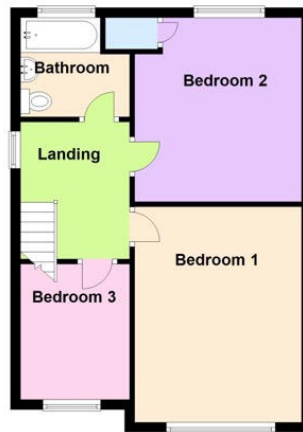
The exclusivity fee is returned to you upon successful completion of the property.



**Ground Floor**  
Approx. 64.5 sq. metres (693.9 sq. feet)



**First Floor**  
Approx. 45.0 sq. metres (484.1 sq. feet)



Total area: approx. 109.4 sq. metres (1178.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)