



30B Wormgate, Boston, PE21 6NR

£110 Per Week

Conveniently located in the heart of the town centre, this one-bedroom first floor flat offers accommodation close to local shops, amenities and transport links.

The property comprises of a living room, fitted kitchen with integrated oven and gas hob, double bedroom and shower room. Further benefits include gas central heating, double glazing and neutral décor throughout. Deposit £550.00.

Kitchen 5'4" x 5'10" (1.65 x 1.80)

Fitted kitchen with a range of wall and base units, integrated oven, gas hob, stainless steel sink and useful worktop space.

Lounge 10'9" x 9'6" (3.30 x 2.92)

Well-proportioned living space with neutral décor and modern flooring, offering ample room for lounge furniture.

Bedroom 10'7" x 9'1" (3.25 x 2.77)

Comfortable double bedroom with large window providing plenty of natural light and space for bedroom furniture.

Bathroom 4'7" x 9'4" (1.42 x 2.87)

shower room comprising walk-in shower, WC and pedestal wash hand basin, finished in neutral tones.

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as 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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Property Postcode

For location purposes the postcode of this property is: PE21 6NR

Verified Material Information

Council tax band: A

Property construction: Brick

Electricity supply: mains

Solar Panels: no

Other electricity sources: no

Water supply: mains

Sewerage: mains

Heating: gas central heating

Broadband: As stated by Ofcom, EE and o2 are good outdoor and in-home, Three and Vodafone are good outdoor and variable in-home

Mobile coverage: As stated by Ofcom, Standard, superfast and ultrafast are available

Parking: N/A

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - low. Other flood risks - Groundwater - This location is outside of a groundwater flood alert area. Reservoirs - Flooding from reservoirs is unlikely in this area

Coastal erosion risk: No

Planning permission: Please refer to local council for any planning applications

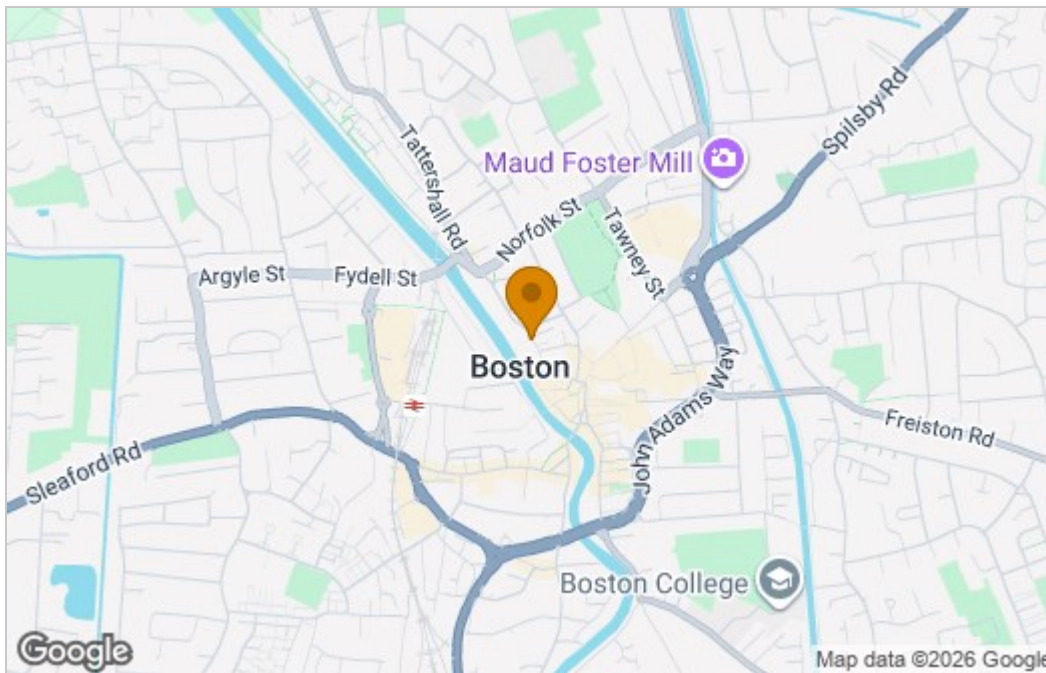
Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C

Floor Plan

Area Map



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

6 New Road, Spalding, Lincolnshire, PE11 1DQ
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

Energy Efficiency Graph

