



# Chapel Street

Boston, PE21 6PY

# £130,000

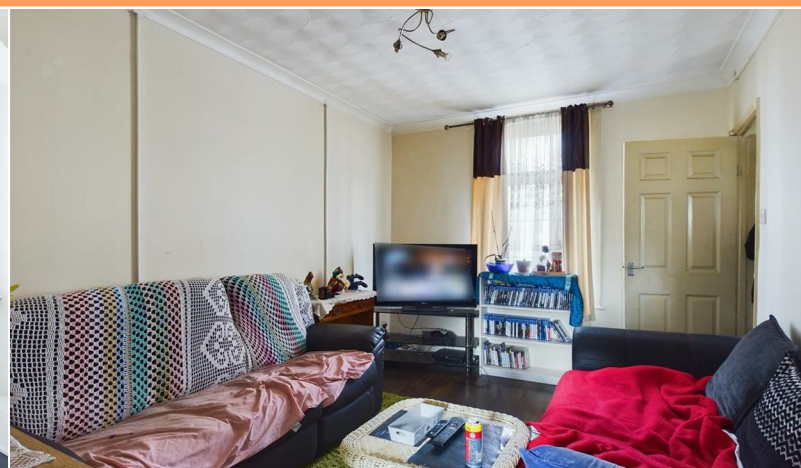
Step inside to discover a well-proportioned lounge, offering ample space for relaxation and gatherings with loved ones. The adjacent kitchen, infused with natural light, provides a cheerful ambiance for culinary endeavors, while a convenient small utility room adds practicality to daily routines. Completing the ground floor is a functional bathroom, catering to the household's needs with ease.

Ascending to the first floor, you'll find the master bedroom, boasting fitted cupboards and wardrobes for organized storage solutions. A large window floods the room with natural light, creating a serene haven for rest and rejuvenation. Adjacent is the versatile second bedroom, perfect for use as a home office or nursery, adapting effortlessly to your lifestyle requirements.

Venturing to the second floor reveals the third bedroom, featuring a charming Velux window that bathes the space in sunlight, providing an inviting retreat for occupants.

Outside, a private rear courtyard awaits, offering a secluded outdoor sanctuary for alfresco dining or leisurely pursuits. A shed provides additional storage space for gardening tools or outdoor equipment.

This property is exclusively available for investors, as it comes with long-standing tenants in situ, adding immediate rental income to your investment portfolio. With tenants who have called this property home





**Lounge 13'1" x 9'11" (4.01 x 3.03)**

Bright lounge, with door to hallway and kitchen.

**Kitchen 8'10" x 12'10" (2.70 x 3.93)**

Fitted kitchen, with a range of base and wall units, offering ample storage. Door to Back door and bathroom

**Bathroom 7'10" x 4'8" (2.39 x 1.43)**

Full size bath, sink and WC

**Master Bedroom 13'4" x 10'1" (4.07 x 3.09)**

Good size master bedroom, window to front of property. Storage cupboard

**Bedroom 2 8'11" x 6'9" (2.73 x 2.07)**

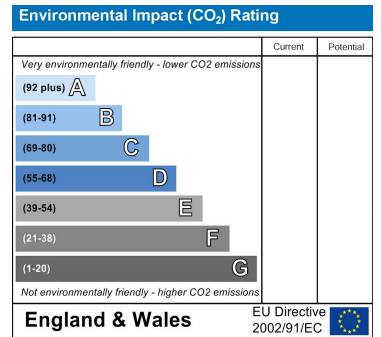
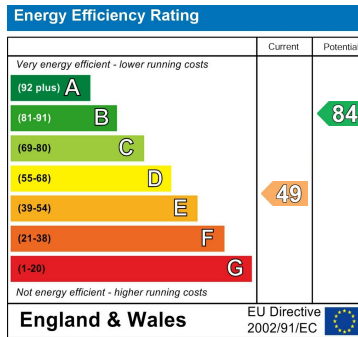
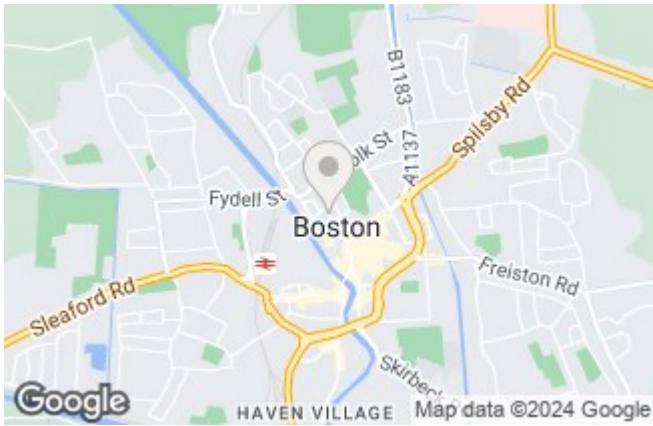
Bedroom 2 is found across the landing from Master Bedroom. It would make an ideal nursery or home office. Window overlooks rear garden.

**Bedroom 3 10'0" x 9'1" (3.07 x 2.79)**

Found on 2nd floor. Good size bedroom, large storage area and built in cupboard







## Chapel Street, Boston, , PE21



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Printed by Ravensworth 01670 713330

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