



4 Chapel Street, Boston, PE21 6PY
Asking price £125,000

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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 for years, stability and reliability are assured, making this an attractive proposition for discerning investors.

Don't miss out on the opportunity to acquire this investment gem in a sought-after location – seize the chance to add value to your property portfolio today.



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)

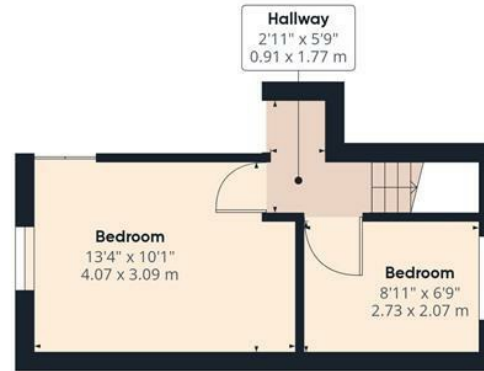
Found on 2nd floor. Good size bedroom, large storage area and built in cupboard







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

614.07 ft²
57.05 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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