



Main Ridge

Boston, PE21 6SY

£110,000

Vendoors Estate Agents are pleased to have on offer this End Terraced Town House situated within walking distance of Boston Town Centre.

Upon entry, you're greeted by a bright and airy lounge, creating a welcoming atmosphere for relaxation or entertaining guests. The adjoining kitchen/diner boasts modern fittings, including fitted base and wall units, providing ample storage space for culinary essentials. A convenient door leads to the rear courtyard, offering a private outdoor retreat.

The bathroom, located on the ground floor, features a refreshing bath, sink, and toilet, catering to daily needs with ease.

Ascending to the first floor, you'll discover the master bedroom and a well-proportioned second bedroom, both offering cozy sanctuaries for rest and rejuvenation. On the second floor, the property reveals a versatile third bedroom, providing additional living space or accommodation options to suit your lifestyle.

Currently occupied by tenants, this property presents a unique investment opportunity as its currently let out at £9420 per year (785pcm) giving a gross yield of 8.56%. Whether you're seeking a lucrative rental asset or embarking on your homeownership journey, this residence offers flexibility to suit your needs. The option to purchase with or without tenants provides added convenience and choice.

Don't miss the chance to make this property your own – an ideal investment opportunity or perfect starter home for first-time buyers. Call Now for More Information and to Arrange a Viewing.





Living Room 12'0" x 11'8" (3.67 x 3.56)

With uPVC double glazed window, radiator, t.v point and laminate flooring.

Inner Hall

With stairs to the first floor landing.

Bathroom 8'10" x 5'10" (2.70 x 1.80)

Comprising: bath with shower over, w.c and wash hand basin, chrome heater towel rail and wall tiling.

Dining Kitchen 13'2" x 11'8" (4.03 x 3.56)

Fitted with a range of matching wall and base units, return work surfaces with inset sink, built-in electric single oven with hob 4-ring hob and extractor over, radiator, uPVC double glazed window and door to the rear.

First Floor Landing

With stairs to the second floor.

Bedroom One 11'10" x 9'8" (3.62 x 2.97)

With uPVC double glazed window, radiator and built-in cupboard.

Bedroom Two 11'11" x 9'7" (3.65 x 2.94)

With uPVC double glazed window, radiator and built-in cupboard.

Second Floor Landing

Bedroom Three 9'3" x 9'0" (2.83 x 2.76)

With uPVC double glazed window, radiator and built-in cupboard.

Exterior

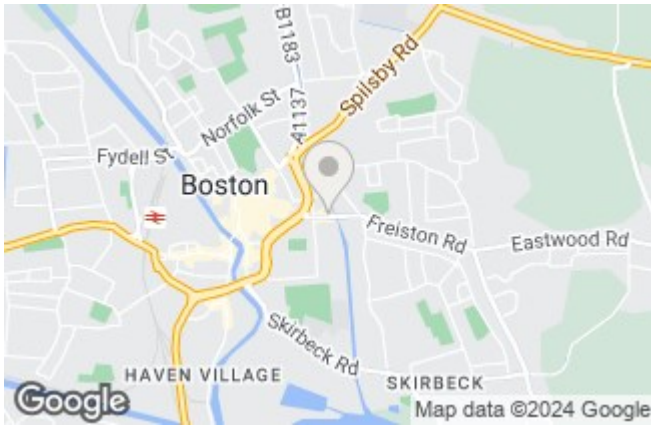
The property has an enclosed courtyard to the rear.







Total area: approx. 77.8 sq. metres (837.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Main Ridge, Boston, Lincolnshire, PE21



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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".