



156 Church Road, Boston, PE21 0JX
Asking price £124,950



VENDOORS
ESTATE • AGENTS

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This charming mid-terrace cottage is ideally situated in a desirable location close to Freiston Play Park and within walking distance to Boston town centre. Upon entering, you are greeted by a welcoming entrance hall adorned with lovely original tiles and providing convenient downstairs storage. The lounge offers a bright and airy ambiance, accentuated by a large window overlooking the front drive. The original fireplace adds character to both the lounge and dining room, creating a cozy atmosphere.

The dining room is spacious enough to accommodate a family dining table comfortably. The fitted kitchen boasts ample storage space with a range of wall and base units. The bathroom features a full-size bath, sink, and WC, ensuring convenience for residents.

On the first floor, you'll find the master bedroom, flooded with natural light through its large window. This room also features an original cast iron fireplace flanked by storage cupboards. The second bedroom is generously sized and includes a built-in cupboard. Access to the second floor leads to bedroom three, offering versatility as a spacious bedroom or home office.

Outside, the property features a courtyard garden to the rear, with a gate leading to a fenced garden laid to lawn, adorned with various shrubs and plants, as well as a garden shed. The cottage also benefits from a driveway to the front, capable of accommodating 2-3 cars.

Offered with no onward chain, this property presents an excellent opportunity for first-time buyers or investors seeking a delightful home with character and convenience.

Potential for using original fireplaces as coal or wood fires (subject to safety checks)
Suitable for first-time buyers or investors looking for a property with character and potential
Gas central heating and double glazing for comfort and energy efficiency.



Hallway

Original tiled floor, stain glass window over front door. Access to under stairs cupboard and lounge.

Lounge

Situated to the front of the property, large window, allowing plenty of light, wood flooring, original fireplace, which could be opened up and used (subject to having the chimney checked out) Doorway to dining room.

Dining Room

Window overlooking courtyard, wood flooring, Original fireplace, which again could be opened up for use (subject to checks to confirm chimney is ok) Doorway to stairs, and access to kitchen

Kitchen

Fitted kitchen, with a range of wall and base units. Large window overlooking the courtyard. Access to back door and bathroom

Bathroom

Good size bathroom, with full size bath, sink and wc.

Bedroom 1

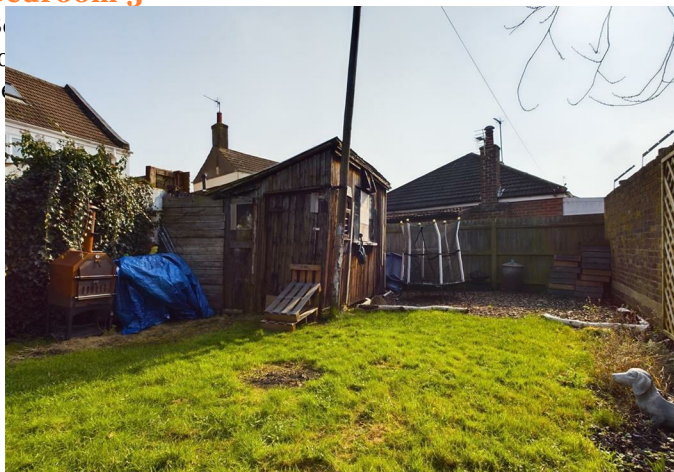
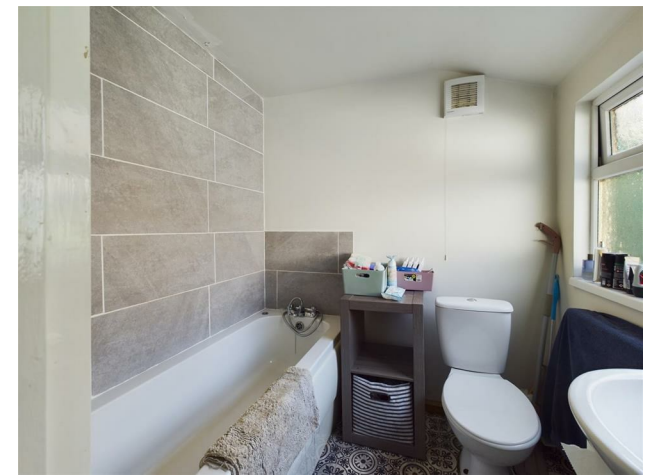
Lovely bright bedroom, original fireplace, Built in cupboards either side of fireplace.

Bedroom 2

Large window overlooking courtyard and garden, bright room, built in cupboard, access to 2nd floor

Bedroom 3

Be
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House - Mid Terrace

3 bedrooms

Council Tax Band A

