



30 Pulvertoft Lane, Boston, PE21 8TB
£104,000



VENDOORS
ESTATE • AGENTS

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Welcome to this charming 2-bedroom mid-terrace property conveniently situated within walking distance to the vibrant town center. Offered with no onward chain.

As you step inside, you're greeted by a bright and inviting open-plan lounge/diner, offering a comfortable space for relaxation and entertainment. Natural light floods through the windows, creating a warm and welcoming atmosphere.

Adjacent to the lounge/diner is a modern fitted kitchen, and access to rear courtyard.

Step outside to discover a quaint courtyard, providing a tranquil retreat for outdoor enjoyment. With ample space for a table and chairs, it's the perfect spot for alfresco dining, morning coffee, or simply unwinding after a long day.

Ascending to the first floor, you'll find two well-appointed bedrooms, offering cozy retreats for rest and rejuvenation. The layout ensures privacy and comfort for occupants, while large windows invite in natural light, creating airy and relaxing spaces.

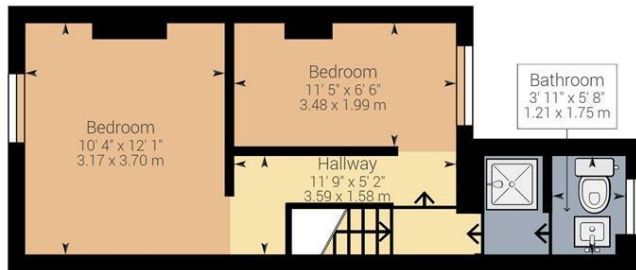
This lovely terrace house would be an ideal first purchase or a new addition to your property portfolio.











1st Floor



Ground Floor

Approximate net internal area: 595.41 ft² / 55.32 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(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	

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