



**8 Fydell Street, Boston, PE21 8LE**  
**Asking price £95,000**



## 8 Fydell Street, Boston, PE21 8LE

Nestled in a convenient location close to local amenities, this charming 2-bedroom terraced house is now available for sale. The home boasts the comfort of gas central heating and the efficiency of double glazing throughout. Step inside to find a spacious open-plan lounge and dining area, perfect for modern living and entertaining.

The well-equipped kitchen offers ample space for culinary endeavours. Upstairs, discover two generously sized double bedrooms and a contemporary family bathroom. Outside, enjoy the ease of a low-maintenance enclosed rear garden, ideal for relaxing or casual gatherings. Street parking is conveniently available nearby. Don't miss the opportunity to make this delightful house your new home.

This property would be ideal as an investment to add to your portfolio, or for a First Time Buyer to get themselves onto the property ladder.





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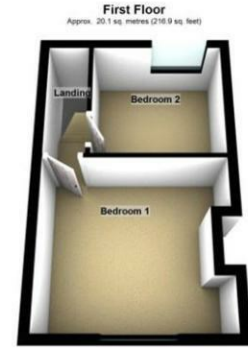
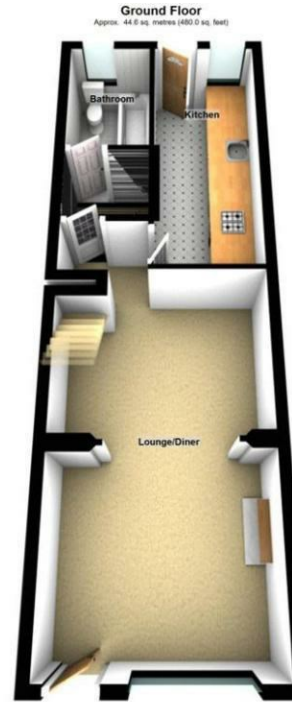






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	 <b>60</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	 <b>83</b>



Total area: approx. 64.7 sq. metres (698.9 sq. feet)



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