



92 Freiston Road, Boston, PE21 0JL
Asking price £160,000



Spacious 4-Bedroom Terrace House for Sale with or without tenants

Key Features:

Bedrooms: 4 generous-sized bedrooms
Kitchen: Fully fitted kitchen
Living Areas:
Comfortable lounge with a feature fireplace
Large dining room perfect for family gatherings
Separate utility room for added convenience
Bathrooms:
Downstairs shower room
Family bathroom on the upper floor
Special Features: Bedroom 4 boasts a beautiful fireplace

Outdoor Space:

Front garden laid to lawn, offering a welcoming curb appeal
Spacious rear garden with a large BBQ area, perfect for outdoor entertaining
Garden shed for additional storage
Rear access leading to Freiston Play Park

Additional Information:

The property is being sold with no onward chain.
Ideal for investors or a First Time Buyer.

Location:

Conveniently located within walking distance to the town center and train station, offering easy access to local amenities and transportation

links.

This charming terrace house offers a blend of comfortable living spaces and practical features, making it a perfect family home or investment opportunity. Don't miss out on this excellent property in a sought-after location.



Lounge

11'10" x 12'2" (3.62 x 3.71)
Beautifully decorated with a feature fireplace.

Dining Room

11'9" x 14'7" (3.59 x 4.46)
Good size dining room, stairs to first floor, door to kitchen, hallway and lounge

Kitchen

14'4" x 8'2" (4.37 x 2.49)
Fitted kitchen, boasting ample worktop space, range of fitted wall and base units. Tiled floor.

Utility Room

13'5" x 4'3" (4.09 x 1.30)
Leads to downstairs shower room

Shower room

6'8" x 3'9" (2.05 x 1.15)
Sink, WC and shower

Hallway

10'9" x 3'2" (3.30 x 0.99)

Bedroom 1

6'2" x 7'10" (1.88 x 2.39)
Bedroom overlooks the rear garden. Lots of built in storage

Bathroom

7'10" x 5'4" (2.41 x 1.64)
Family bathroom comprising of Sink, WC and bath

Bedroom 2

11'11" x 9'0" (3.65 x 2.76)
Built in storage, window overlooks rear garden

Bedroom 3

8'9" x 6'3" (2.67 x 1.93)

Bedroom 4

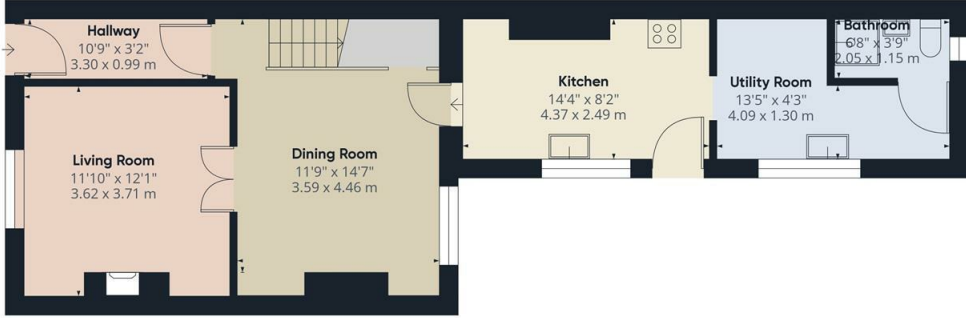
11'10" x 8'0" (3.61 x 2.44)

Bedroom boasts a beautiful fireplace. Window overlooks front garden

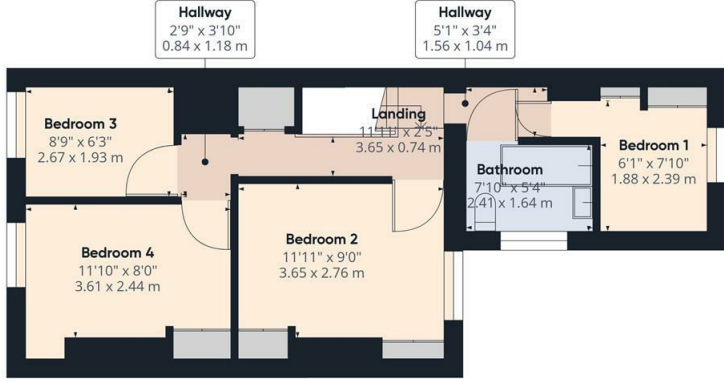








Ground Floor



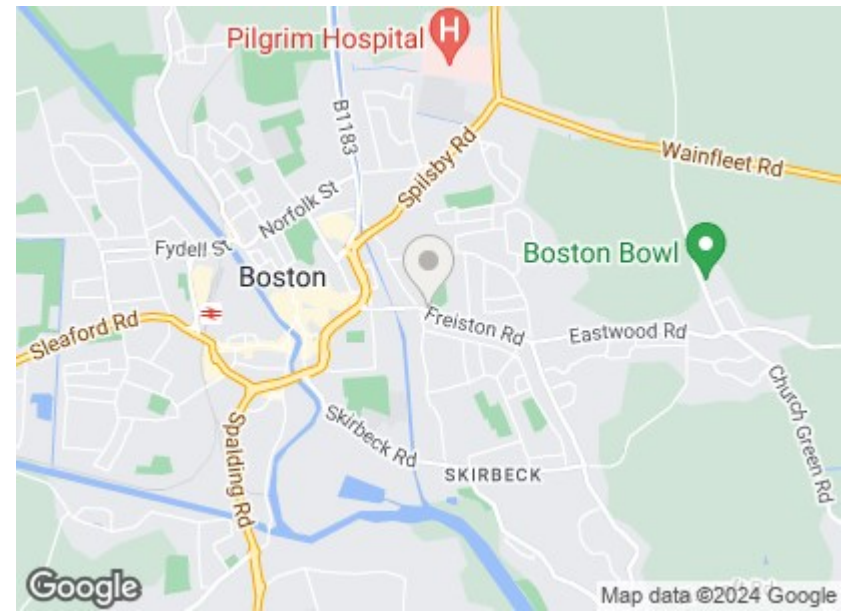
Floor 1

Approximate total area⁹
1042.16 ft²
96.82 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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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	



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