



**1 Pulvertoft Lane, Boston, PE21 8TB**  
**Asking price £72,500**



**VENDOORS**  
ESTATE • AGENTS



Charming 1-Bedroom Flat in Prime Location

Overview:

This delightful 1-bedroom flat presents a fantastic investment opportunity with long-standing tenants already in situ. Ideally located within walking distance to the town centre and train station, this property offers convenience and comfort in equal measure.

Key Features:

Spacious Lounge/Dining Room: Open-plan area perfect for relaxing and entertaining guests.

Modern Fitted Kitchen: With a range of base and wall units that offer ample storage space.

Comfortable Bedroom: A cozy retreat, providing a peaceful atmosphere for rest. Door to courtyard.

Well-Appointed Bathroom: Featuring modern fixtures and fittings for your convenience.

Walled Courtyard: A private outdoor space, ideal for enjoying some fresh air or gardening. Property also comes with a parking space.

Location:

Town Centre: Just a short stroll away, offering a variety of shops, restaurants, and amenities.

Train Station: Easily accessible on foot, making commuting and travel convenient.

Investment Opportunity:

Tenant in Situ: The property is currently

rented to long-standing tenants, ensuring immediate rental income and a smooth transition for new owners.

Don't miss out on this excellent investment property in a sought-after location. Schedule a viewing today to see all that this charming flat has to offer!

### Lounge Dining Room

11'3" x 15'6" (3.43 x 4.74)

Open plan lounge and dining room.

### Bathroom

5'9" x 5'8" (1.77 x 1.74)

Fitted bathroom, with wc, sink, bath with shower

### Kitchen

5'9" x 9'3" (1.77 x 2.84)

Rang of fitted wall and base units, space for fridge and washing machine, built in cooker, hob and extractor fan.

### Bedroom

11'10" x 9'8" (3.63 x 2.97)

Set to the rear of the flat, ensuring a peaceful nights sleep. Good size room with a dorr leading to the private courtyard.









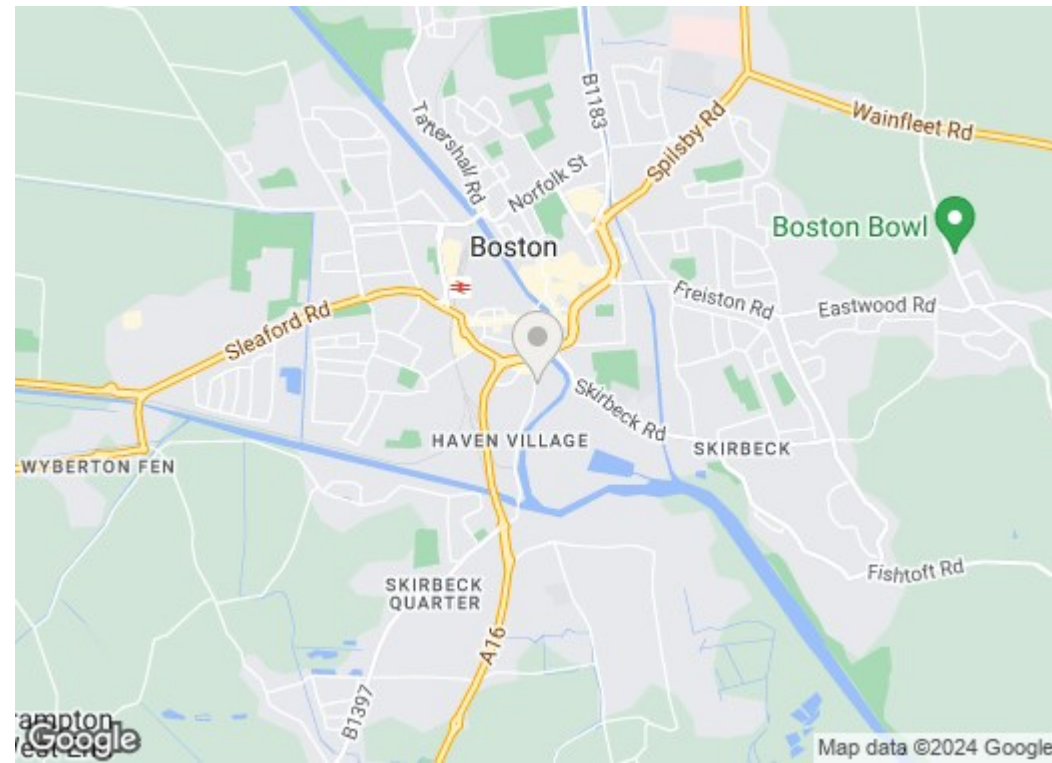


Approximate total area<sup>(1)</sup>  
399.88 ft<sup>2</sup>  
37.15 m<sup>2</sup>

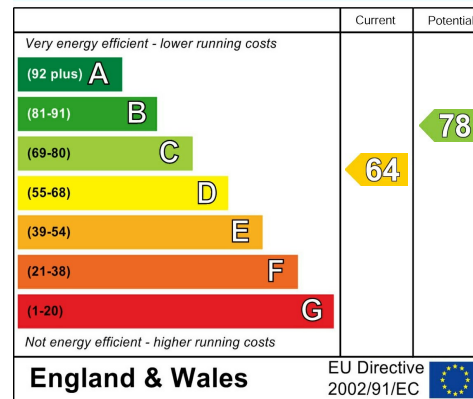
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating

