



10 Haven Meadows, Boston, PE21 8HH
Asking price £130,000

3-Bedroom Mid-Terrace House on a Sought-After Estate

This inviting mid-terrace house offers an ideal investment opportunity in a highly desirable estate. The property features an open-plan layout, seamlessly blending the lounge, kitchen, and dining areas, perfect for modern living. Large patio doors lead to a private, fenced rear garden, creating a lovely outdoor space for relaxation or entertaining.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. Additionally, a convenient WC is located on the ground floor. The property includes a driveway with space for two cars, providing valuable off-street parking.

Currently tenanted with a long-standing occupant, this property is a fantastic investment with steady rental income.

Hallway
14'2" x 2'11" (4.34 x 0.91)

Access to WC, Lounge, stairs leading to first floor

Kitchen
11'0" x 7'2" (3.36 x 2.19)
Fitted kitchen, Lino on floor

Living Room
15'5" x 13'6" (4.71 x 4.13)
Open plan living room, dining room. Patio doors leading to rear garden

WC
5'11" x 2'9" (1.82 x 0.85)
WC and Sink

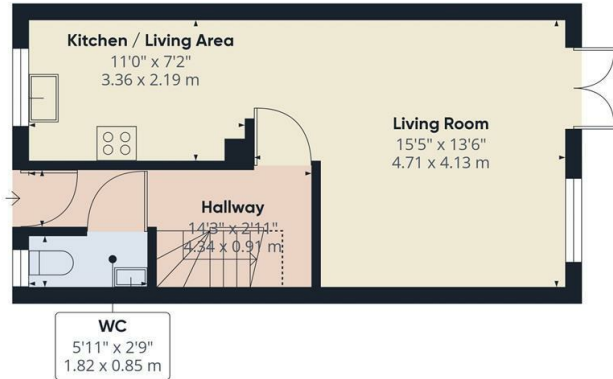
Bedroom
10'5" x 10'0" (3.19 x 3.06)
Large bedroom with two windows. Good size storage cupboard

Bathroom
5'6" x 7'1" (1.68 x 2.16)
Sink, WC and Bath with intergrated shower

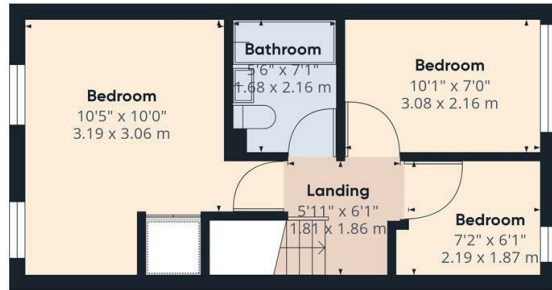
Bedroom
10'1" x 7'1" (3.08 x 2.16)
Window overlooks rear garden

Bedroom
7'2" x 6'1" (2.19 x 1.87)
Would make an ideal nursery or office





Ground Floor



Floor 1

Approximate total area[®]
671.35 ft²
62.37 m²

Reduced headroom
9.8 ft²
0.91 m²

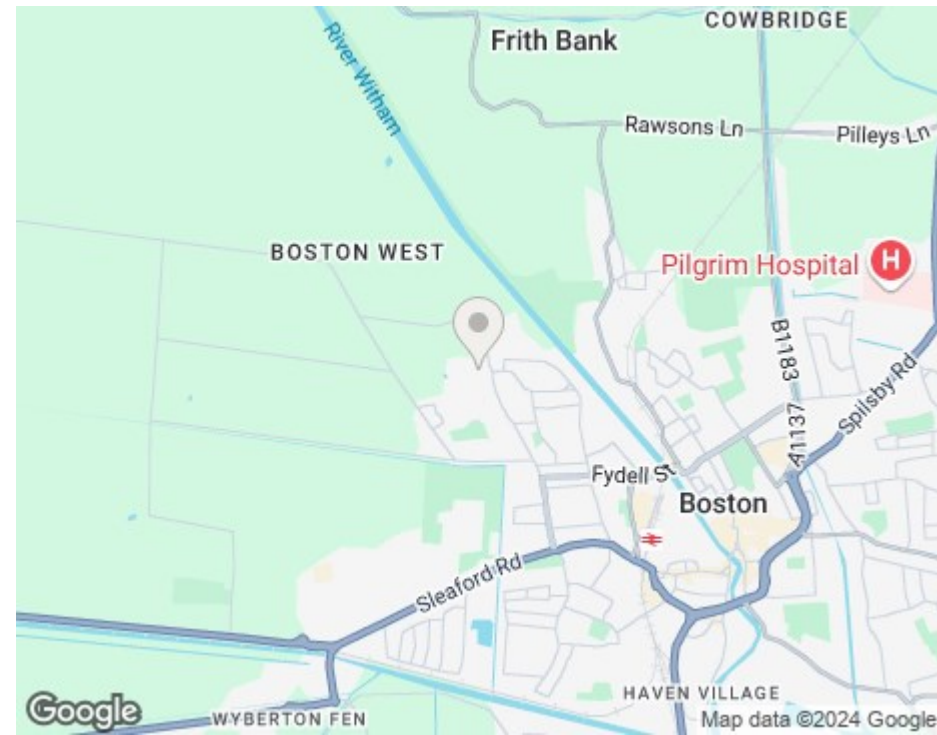
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		74	
(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		

