



158 Church Road, Boston, PE21 0JX
Chain Free £135,000



VENDOORS
ESTATE • AGENTS

Beautifully Modernised Three-Bedroom Mid-Terraced Home with Off-Road Parking

CHAIN FREE, spacious and newly modernised three-bedroom mid-terraced property is an ideal move-in ready home, perfect for families or first-time buyers. Recently updated with a brand-new bathroom, fresh carpets throughout, and stylish décor, you won't need to lift a paintbrush—just unpack and settle in!

Set over three levels, the home offers a generous living space including a welcoming lounge/diner, a well-appointed kitchen, and three good-sized bedrooms. The low-maintenance garden is perfect for those who prefer outdoor space with minimal upkeep, and off-road parking for two vehicles adds extra convenience.

Located within walking distance of essential amenities such as schools, doctors, hospitals, restaurants, supermarkets, and more, this property ensures both comfort and accessibility. Don't miss this fantastic opportunity to own a modern, hassle-free home in a prime location!

The property would be an ideal rental, and could achieve in the region of £925 - £950pcm. Property has a potential yield return of 8.5%!



Hallway

10'9" x 2'10" (3.30 x 0.87)

Spacious hallway with large cupboard. Access to lounge

Lounge / Dining Room

20'6" x 11'10" (6.27 x 3.61)

Double glazed window to front, lovely open plan Lounge and Dining Room. The room is bright and airy. With feather radiator to both rooms

Kitchen

10'4" x 6'10" (3.17 x 2.10)

Fitted kitchen with a range of base and wall units. Build in oven, hob and modern extractor fan. The kitchen has been updated with new tiles and door handles to give it a modern feel. Ample working space for cooking your favourite meals. Space for washing machine and a fridge freezer. Marble effect new tiles on floor.

Bathroom

4'9" x 6'8" (1.47 x 2.05)

Stunning bathroom. All newly fitted, Modern shower, with corner door for easier access. Modern sink unit and toilet. Walls and floor have been tiled with a marble effect. Heated towel rail.

Bedroom 1

10'5" x 13'10" (3.19 x 4.24)

Bedroom 1 is a spacious bedroom with 2 built in cupboards, new carpets and newly decorated. Modern Radiator

Bedroom 2

9'4" x 8'10" (2.85 x 2.71)

Built in cupboard, double glazed window, modern radiator.

Landing

9'5" x 3'1" (2.88 x 0.94)

Landing leading to Bedroom 1 and Bedroom 2, stairs to 2nd floor

Bedroom 3

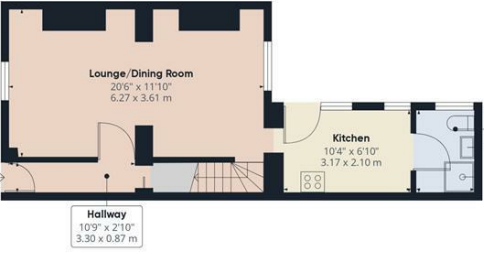
14'2" x 13'4" (4.32 x 4.08)

Velux Window. new carpets. Feature wall.









Ground Floor



Floor 1



Floor 2

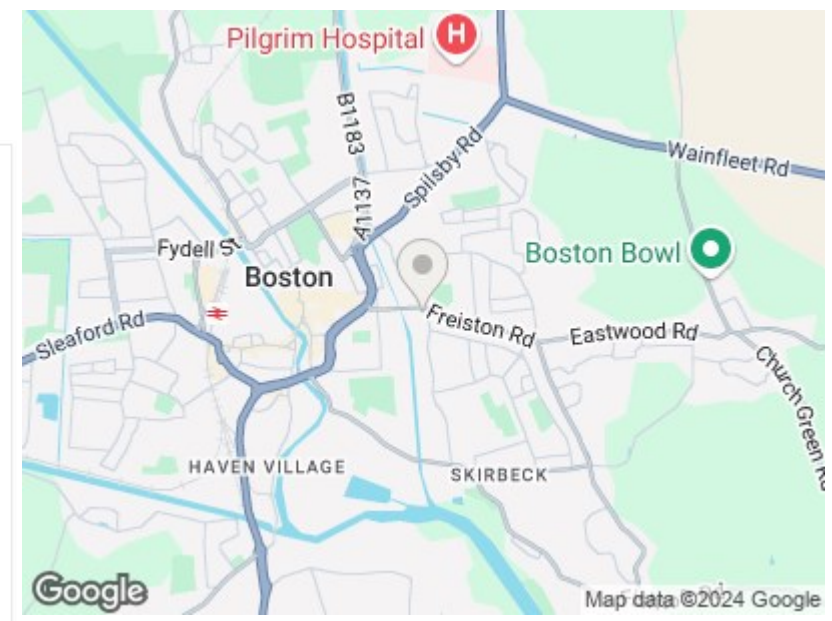
Approximate total area¹
 827.74 ft²
 76.9 m²
 Reduced headroom
 66.31 ft²
 6.16 m²

(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			84
(81-91) B			
(69-80) C			
(55-68) D		55	
(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	



Westbridge House, First Floor
 6-8 Bridge Street, Boston PE21 8QF
 T: 01205 365500 F: 01205 311696
 E: sales@vendoors.co.uk
 W: www.vendoors.co.uk