



3 Clovelly Terrace, Boston, PE21 8FD
Guide price £100,995

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This well-maintained, ground-floor flat offers two bedrooms and is just a 10-minute walk from the town centre. The entrance hallway (2.13m x 3.14m) features a built-in cloakroom and leads to the spacious main bedroom (3.16m x 3.54m) with direct access to the communal backyard through double-glazed doors. Bedroom two (3.47m x 3.11m) is slightly smaller, with carpeted flooring and a rear-facing window. The family bathroom has a clean, modern finish with tiled beige walls, an electric shower over the bath, and a double-glazed window. The bright open-plan living room and kitchen (4.51m x 4.54m) offers plenty of natural light with four windows, good quality laminate flooring, and a built-in gas cooker with an extractor fan. Immaculately presented throughout, this flat is a perfect opportunity for comfortable living in a prime location.



Entrance Hallway
6'11" x 10'3" (2.13m x 3.14m)



A welcoming space with a built-in cloakroom for added storage. This hallway connects to all other rooms and provides a practical entry point into the flat.

Main Bedroom
10'4" x 11'7" (3.16m x 3.54m)



A generous, well-lit bedroom featuring high-quality laminate flooring, a small additional window for extra light, and direct access to the communal backyard through double-glazed UPVC doors. A radiator is positioned along the side wall.

Bedroom Two
11'4" x 10'2" (3.47m x 3.11m)



A cosy second bedroom with original carpeted flooring, a double-glazed window at the rear, and a radiator underneath it. Perfect for a guest room, home office, or child's room.

Family Bathroom
5'6" x 7'1" (1.69 x 2.17)



This modern family bathroom boasts tiled beige walls and flooring, with a clean and stylish finish. It includes an electric shower over the bath, a sink with storage underneath, a toilet, and a radiator. A double-glazed window allows natural light.

Living Room & Kitchen
14'9" x 14'10" (4.51m x 4.54m)



A spacious open-plan living and kitchen area, beautifully bright with four windows letting in plenty of natural light. The living space features high-quality laminate flooring, while the kitchen includes a built-in gas cooker and extractor fan. Ideal for relaxing or entertaining.

Garden

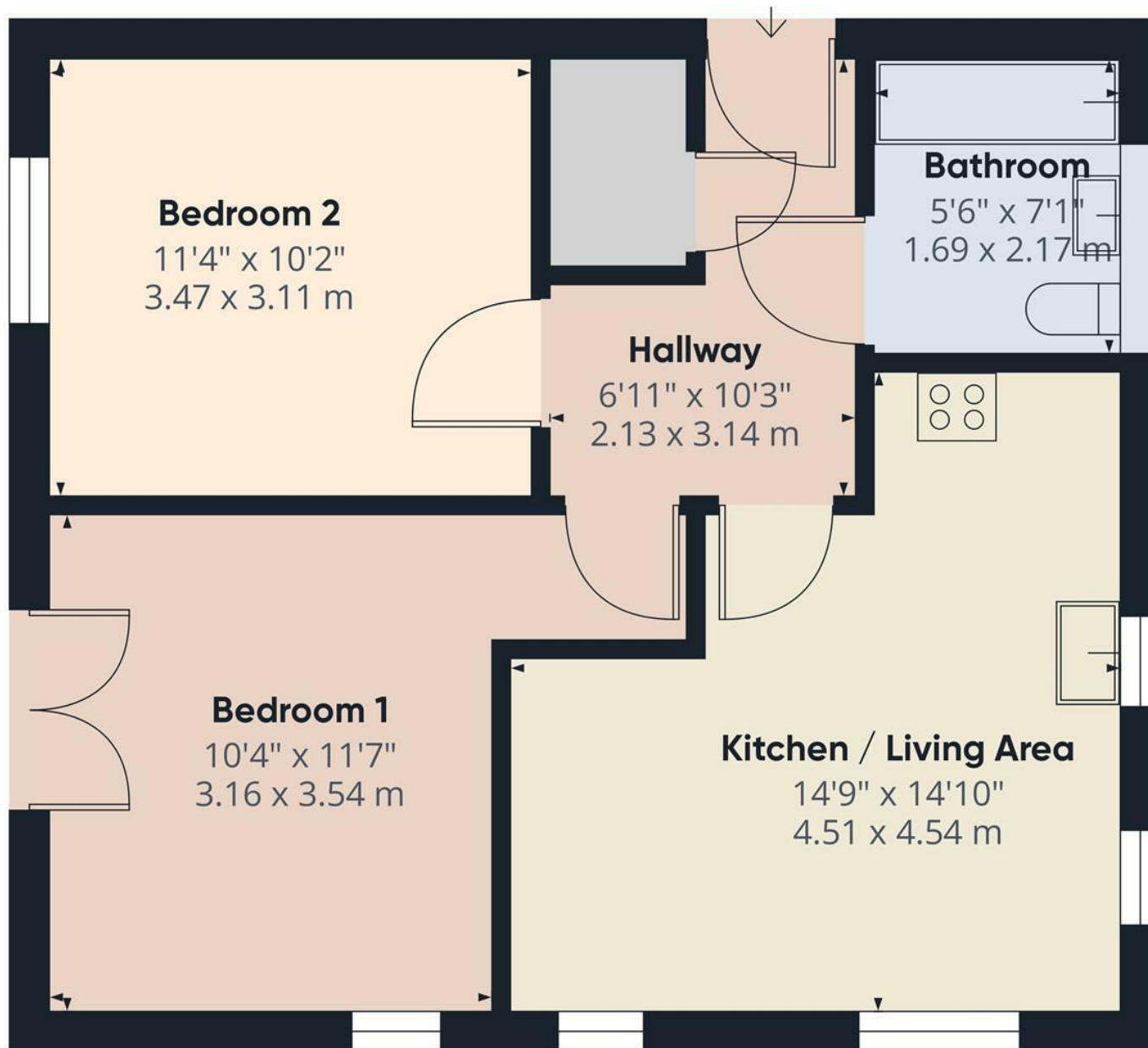


Although the garden is communal it is very private, as there is no passage way through it.

Cosy 2-Bedroom Ground Floor Flat in Haven Village,
This well-maintained, ground-floor flat offers two bedrooms and is just a 10-minute walk from the town centre. The entrance hallway (2.13m x 3.14m) features a built-in cloakroom and leads to the spacious main bedroom (3.16m x 3.54m) with direct access to the communal backyard through double-glazed doors. Bedroom two (3.47m x 3.11m) is slightly smaller, with carpeted flooring and a rear-facing window. The family bathroom has a clean, modern finish with tiled beige walls, an electric shower over the bath, and a double-glazed window. The bright open-plan living room and kitchen (4.51m x 4.54m) offers plenty of natural light with four windows, good quality laminate flooring, and a built-in gas cooker with an extractor fan. Immaculately presented throughout, this flat is a perfect opportunity for comfortable living in a prime location.







Floor 1

Approximate total area⁽¹⁾

542.18 ft²

50.37 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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