



13 Sherwood Avenue, Boston, PE21 9LG
Asking price £125,000

Charming 3-Bedroom Mid-Terrace House in Prime Boston Location

This well-maintained 3-bedroom mid-terrace house offers a fantastic investment opportunity for landlords looking to expand their portfolio. The property features a good-sized lounge, a modern fitted kitchen, and a newly renovated bathroom. The house benefits from a driveway for convenient off-street parking and boasts a large rear garden, beautifully laid to lawn, perfect for outdoor relaxation.

Conveniently located within walking distance to Boston town centre, this property is an ideal choice for tenants seeking easy access to local amenities. Sold with tenants in situ, this home provides immediate rental income and a seamless addition to your investment portfolio.

Don't miss out on this prime opportunity in a sought-after location!

Agents note: I have added some photos of the property, from before it was redecorated and had new carpets and bathroom. I have done this as the older photos have furniture in, which will then give you an idea of room size.



Hallway

5'10" x 6'7" (1.78 x 2.01)

Entrance hall, with access to Lounge, Kitchen and bathroom. Stairs leading to first floor. Tiled floor

Smallest room, would make an ideal nursery, or even a home office. Window overlooks rear garden

Bathroom

6'9" x 5'4" (2.08 x 1.64)

Recently deocarated. Bath, sink and toilet. Walls are tiled.

Kitchen

13'2" x 9'9" (4.03 x 2.99)

Fitted kitchen, space for cooker and washing machine. Breakfast bar. Tiled flooring. Large window offering lots of light and overlooks the rear garden. Door access to rear garden.

Lounge

10'9" x 15'8" (3.30 x 4.79)

Large window to front of the lounge. Fireplace, carpets.

Landing

5'9" x 7'8" (1.76 x 2.35)

Access to 3 bedrooms, window at top of tthe stairs.

Bedroom 1

11'1" x 15'9" (3.40 x 4.81)

Dual aspect windows, offer plenty of light to the room. Carpet. Built in wardrobe.

Bedroom 2

13'3" x 7'9" (4.05 x 2.37)

Window overlooking the front of the property. Carpets

Bedroom 3

6'9" x 7'8" (2.08 x 2.34)

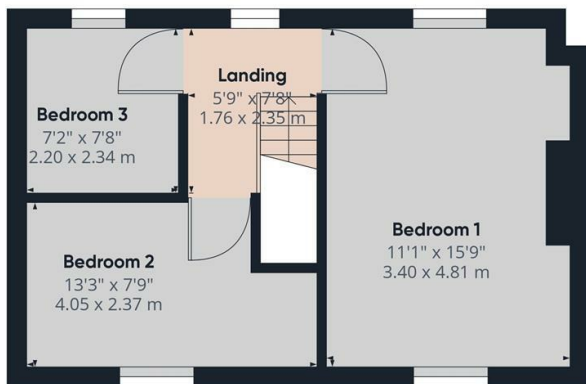








Ground Floor



Floor 1

Approximate total area[®]
734.85 ft²
68.27 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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