



10 Westfield Avenue, Boston, PE21 8AW
Guide price £145,000

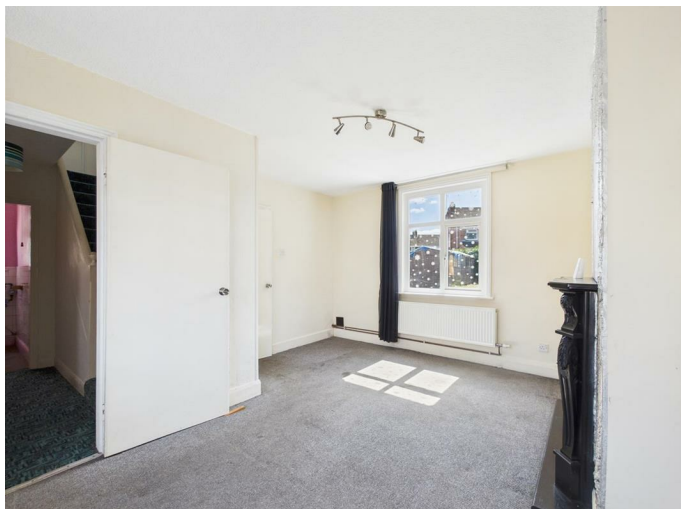


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SOLD STC PUBLIC NOTICE Vendoors are now in receipt of an offer for the sum of £130,000 for 10 Westfield Ave Boston PE21 8AW. Anyone wishing to place an offer on this property should contact Vendoors on 01205 368896 or Email Sales@vendoors.co.uk before exchange of contracts.

Memorandum of Sale Disclaimer: "We would advise that the policy of Nationwide Building Society (DHLL/The Mortgage Works) is to keep the property available until exchange of contracts and that any further offers must be forwarded to the society for consideration. Should this happen parties to this transaction will be advised and given the opportunity to respond."

A well-proportioned three-bedroom end-of-terrace home set in a quiet residential street. Offering bright living spaces, off-street parking, and a spacious rear garden, this home is ideal for first-time buyers, small families, or buy-to-let investors seeking a property with great potential.



Summary

A well-proportioned three-bedroom end-of-terrace home set in a quiet residential street. Offering bright living spaces, off-street parking, and a spacious rear garden, this home is ideal for first-time buyers, small families, or buy-to-let investors seeking a property with great potential.

Living Room

10'4" x 11'4" (3.16 x 3.47)

Comfortable front-facing lounge ideal for relaxing or entertaining.

Dining Room

9'2" x 13'10" (2.80 x 4.22)

Versatile reception space with rear aspect — great as a dining area, second lounge, or home office.

Kitchen

11'2" x 7'4" (3.42 x 2.26)

Fitted kitchen with ample cupboard space and access to the rear garden.

Downstairs WC

5'5" x 2'7" (1.67 x 0.80)

Convenient ground floor toilet, ideal for guests.

Bedroom 1

9'4" x 13'10" (2.86 x 4.24)

Spacious double bedroom overlooking the rear garden.

Bedroom 2

10'1" x 11'2" m (3.08 x 3.41 m)

Another well-sized double, ideal as a main or guest bedroom.

Bedroom 3

8'11" x 7'6" (2.74 x 2.29)

Perfect for a single bedroom, nursery, or office.

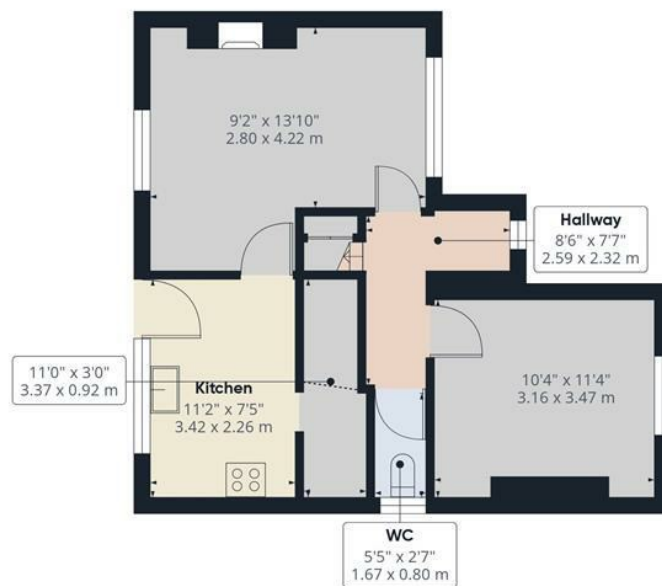
Bathroom

5'1" x 7'4" (1.55m x 2.24m)

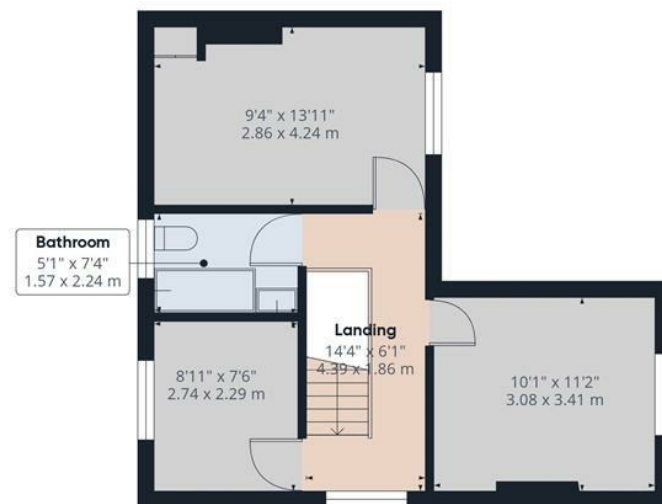
Tiled family bathroom with bathtub and space for modernisation.







Ground Floor



Floor 1

Approximate total area^m

851 ft²

79.1 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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