



45 Granville Street, Boston, PE21 8PG
Asking price £125,000



Ideal Investment Opportunity for Your Portfolio!

This charming 3-bedroom mid-terrace house is the perfect addition to any property portfolio. With tenants who have called this place home for nearly 9 years, you can be assured of the property's appeal and the care it receives. The tenants truly cherish living here, maintaining it beautifully.

The property features:

Spacious Lounge: A comfortable area for relaxation and entertainment.

Dining Room: Perfect for family meals and gatherings.

Fitted Kitchen: Equipped with modern appliances, offering a functional and stylish cooking space.

Downstairs WC: Added convenience on the ground floor.

Family Bathroom: Well-maintained, serving the needs of the entire household.

Fenced Rear Courtyard: A private outdoor space for enjoying fresh air and perhaps a bit of gardening.

Situated in a highly convenient location, this home is within walking distance of local schools, the train station, the town center, and a major supermarket, making it an attractive option for families and commuters alike.

Don't miss out on this fantastic opportunity to expand your portfolio with a property that offers stability, convenience, and long-term potential.



Lounge

11'10" x 12'4" (3.61 x 3.76)

Wood parquet flooring, large bay window offering plenty of light.

Dining Room

11'11" x 12'0" (3.64 x 3.68)

Lovely size dining room, with wood parquet flooring

Kitchen

11'8" x 7'5" (3.56 x 2.27)

Fitted kitchen, offering a range of base and wall units. Built in Cooker, hob and extractor fan. Space for fridge/freezer, washing machine.

Hallway

4'4" x 7'6" (1.33 x 2.31)

Space for fridge/freezer, cupboard with boiler. Door to rear garden

WC

2'3" x 3'11" (0.69 x 1.20)

Conveniently situated near back door and garden.

Bedroom 1

11'6" x 12'0" (3.51 x 3.68)

Master bedroom, carpet on floor, large window offering ample light

Bedroom 2

12'1" x 9'7" (3.70 x 2.93)

Carpets on floor, window overlooking rear garden

Bedroom 3

7'9" x 7'5" (2.38 x 2.28)

Would make an ideal home office or nursery

Bathroom

8'3" x 4'9" (2.54 x 1.46)

Family bathroom, with bath with integral shower, sink and wc







