



44 Oxford Street, Boston, PE21 8TW
Offers in the region of £130,000

3-Bedroom Mid-Terrace Overlooking the River Witham

This delightful 3-bedroom mid-terrace home offers a perfect blend of convenience and comfort. Nestled in a prime location overlooking the serene River Witham, the property is just a short stroll from the town centre and Boston Train Station, making it an ideal spot for commuters and those who enjoy easy access to local amenities.

Key Features:

Living Space: The property features two inviting reception rooms, perfect for relaxation or entertaining.

Kitchen & Utility: A well-appointed fitted kitchen is complemented by a separate utility room, adding practicality and convenience to daily living.

Outdoor Areas: Enjoy a private, fenced front garden and a charming rear courtyard with a small outbuilding, offering versatile outdoor space.

Investment Opportunity: This property comes with long-standing tenants, providing an excellent investment opportunity. Additionally, with no onward chain, the process of acquisition is streamlined and straightforward. This home is an ideal choice for investors seeking a

property with reliable income or for those looking to enjoy the benefits of a riverside location with easy access to Boston's vibrant town centre.

Kitchen

9'10" x 6'6" (3.02 x 2.00)

Fitted kitchen with tiled flooring. Access to garden, Utility room and dining room

Utility Room

3'9" x 6'8" (1.16 x 2.05)

Bathroom

8'0" x 5'7" (2.44 x 1.72)

Full size bath, with integrated shower, sink and wc

Dining Room

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

Good sized dining room

Lounge

13'11" x 12'4" (4.25 x 3.78)

Lounge with bay window and patio doors to rear garden. The lounge is currently being used as a bedroom by the current tenants

Hallway

4'11" x 8'9" (1.50 x 2.68)

Stairs to first floor. Storage cupboard under the stairs

Bedroom

10'11" x 8'4" (3.35 x 2.55)

Bedroom with original fireplace, window overlooks the garden and the river Witham

Bedroom

10'11" x 7'1" (3.33 x 2.17)

Bedroom 2 has lovely views over the garden and River Witham, storage cupboard. Carpet

Bedroom

12'0" x 12'2" (3.66 x 3.71)

Large bedroom. Window overlooks rear courtyard





