



**Edwin Street, Boston PE21 8TE**

**welcome to**

## **Edwin Street, Boston**

- IDEAL INVESTMENT PROPERTY
- WALKING DISTANCE TO ALL RELEVANT AMENITIES
- TWO RECEPTION ROOMS
- TWO BEDROOMS
- VIEWING IS ADVISED

Tenure: Freehold EPC Rating: C

offers in the region of

**£100,000**

### **Entrance Hall**

Access via double glazed front door, radiator to wall and stairs leading to first floor.

### **Lounge**

14' 4" x 11' 11" ( 4.37m x 3.63m )  
Double glazed bay window to front and radiator to wall.

### **Dining Room**

11' 11" x 11' 5" ( 3.63m x 3.48m )  
Double glazed window to rear, radiator to wall.

### **Kitchen**

8' 10" x 7' 9" ( 2.69m x 2.36m )  
Double glazed window to side, modern kitchen comprising, range of floor and wall based cupboards, sink with drainer, electric cooker, oven, extractor fan, space for washing machine as well as space for fridge freezer.

### **Landing**

Stairs from ground floor entrance hall.

### **Bedroom One**

13' 11" x 11' 7" ( 4.24m x 3.53m )  
Double glazed window to front x2, radiator to wall and fitted wardrobes.

### **Bedroom Two**

11' 6" x 10' 4" ( 3.51m x 3.15m )  
Double glazed window to rear and radiator to wall.

### **Bathroom**

Double glazed window to rear, wc, wash

hand basin, bath with wall mounted shower, tiled walls and radiator to wall.



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#### **Property Ref:**

BWB114299 - 0003

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