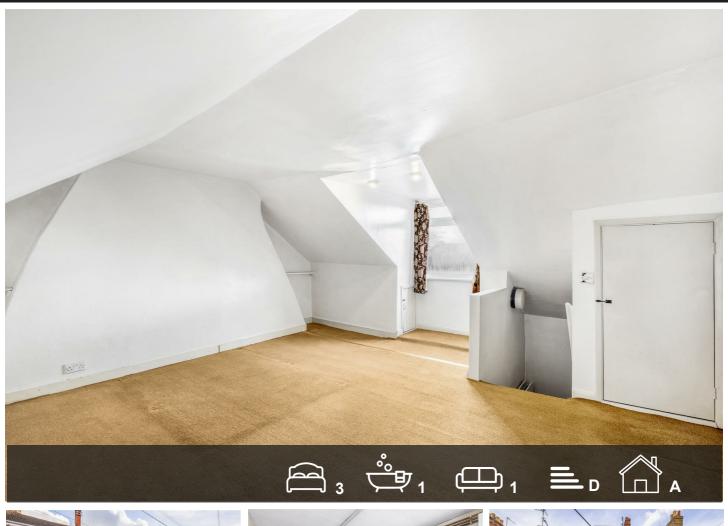
BRUCE MATHER

INDEPENDENT ESTATE AGENT









7 Grove Street, Boston, PE21 6TL Asking Price £117,500

A three bedroom terrace house in a prime central location with scope to improve the property, sold with NO CHAIN. Over 1100sq/ft this property has potential to be a good BTL or first time home. On the second floor is the master bedroom with storage in the eves, on the first floor there are two further double bedrooms, on the ground floor there is a bathroom, kitchen/diner and the sitting room. The property would benefit from some redecorating but has a convenient central location with street parking to the front and small garden to the rear. Located in centre of Boston Lincolnshire, shops ,schools and pilgrim hospital are all on your doorstep. Please call Bruce Mather Estate Agents on 01205365032 to arrange a viewing.

Ground Floor Approx. 49.7 sq. metres (535.1 sq. feet) Bathroom Kitchen 3.74m x 2.67m (12'3" x 8'9") **First Floor** Second Floor Approx. 32.0 sq. metres (344.7 sq. feet) Approx. 24.0 sq. metres (258.7 sq. feet) Dining **Bedroom** Room 2.76m x 3.14m (9'1" x 10'4") 2.77m x 3.21m (9'1" x 10'6") Entrance Hall **Bedroom** 4.50m x 4.94m (14'9" x 16'2") **Bedroom** Lounge 3.66m x 3.77m (12' x 12'4") 3.61m x 4.92m (11'10" x 16'2") Storage Total area: approx. 105.8 sq. metres (1138.5 sq. feet) All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

Area Map

Argyle St Fydell St Boston Freiston Rd Wandards And Argyle St Fydell St Wandards And Argyle St Fydell St Map data ©2025 Google

Energy Efficiency Graph

76

68

EU Directive 2002/91/EC

Energy Efficiency Rating

England & Wales



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