



**Heron Way, Boston PE21 7SH**



***welcome to***

## **Heron Way, Boston**

A modern two-bedroom semi-detached home situated in a quiet residential area of Boston. The property offers well-proportioned living space, making it ideal for first-time buyers or small families.



## FIRST TIME BUYER SCHEME 30% BELOW MARKET VALUE

This well-presented two-bedroom semi-detached home is located within a popular residential development in Boston. Designed for comfortable modern living, the property provides a practical layout with a bright lounge, kitchen/diner, two bedrooms, and a family bathroom. Outside, there is an enclosed rear garden and off-street parking.

The surrounding neighbourhood is made up of similar modern homes, offering a welcoming community feel. Local amenities, schools, and transport links are all within easy reach, making the property well suited for a wide range of buyers - from young professionals and families to those seeking a low-maintenance home.

### Cloakroom W/C

### Kitchen

14' 8" max x 8' 6" ( 4.47m max x 2.59m )

### Lounge

14' 7" x 12' 9" ( 4.45m x 3.89m )

### Bedroom One

12' 2" x 10' 3" ( 3.71m x 3.12m )

### Bedroom Two

11' 1" x 7' 11" ( 3.38m x 2.41m )

### Main Bathroom

### Rear Garden

### Agent Notes



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## **Heron Way, Boston**

- TWO BEDROOMS
- SEMI DETACHED HOUSE
- AMPLE OFF ROAD PARKING
- TWO DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: B  
Council Tax Band: A

**£126,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWB116353 - 0002

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