



**174 / 174A London Road, Boston, Lincolnshire, PE21 7HQ**  
**Asking price £139,950**



**VENDOORS**  
ESTATE • AGENTS

**174 / 174A London Road, Boston, Lincolnshire, PE21 7HQ**

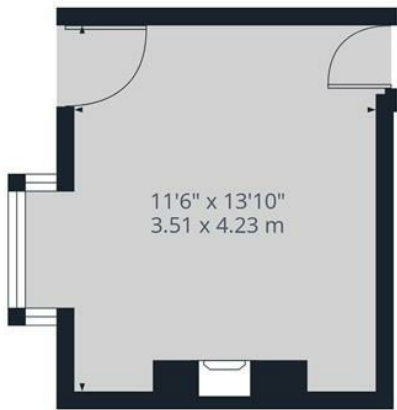
A rare opportunity to acquire two self-contained flats within a single semi-detached house, offered for sale as one combined purchase. Both properties are fully liveable in their current condition, though they would benefit from some modernisation and updating - ideal for investors, multi-generational living, or buyers seeking a project with strong rental potential. The upstairs flat is currently rented for £585pcm. Situated within a convenient location, the flats offer flexible layouts, good room sizes, and independent access arrangements. \*More photos coming soon\*











Approximate total area<sup>(1)</sup>  
526 ft<sup>2</sup>  
48.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360