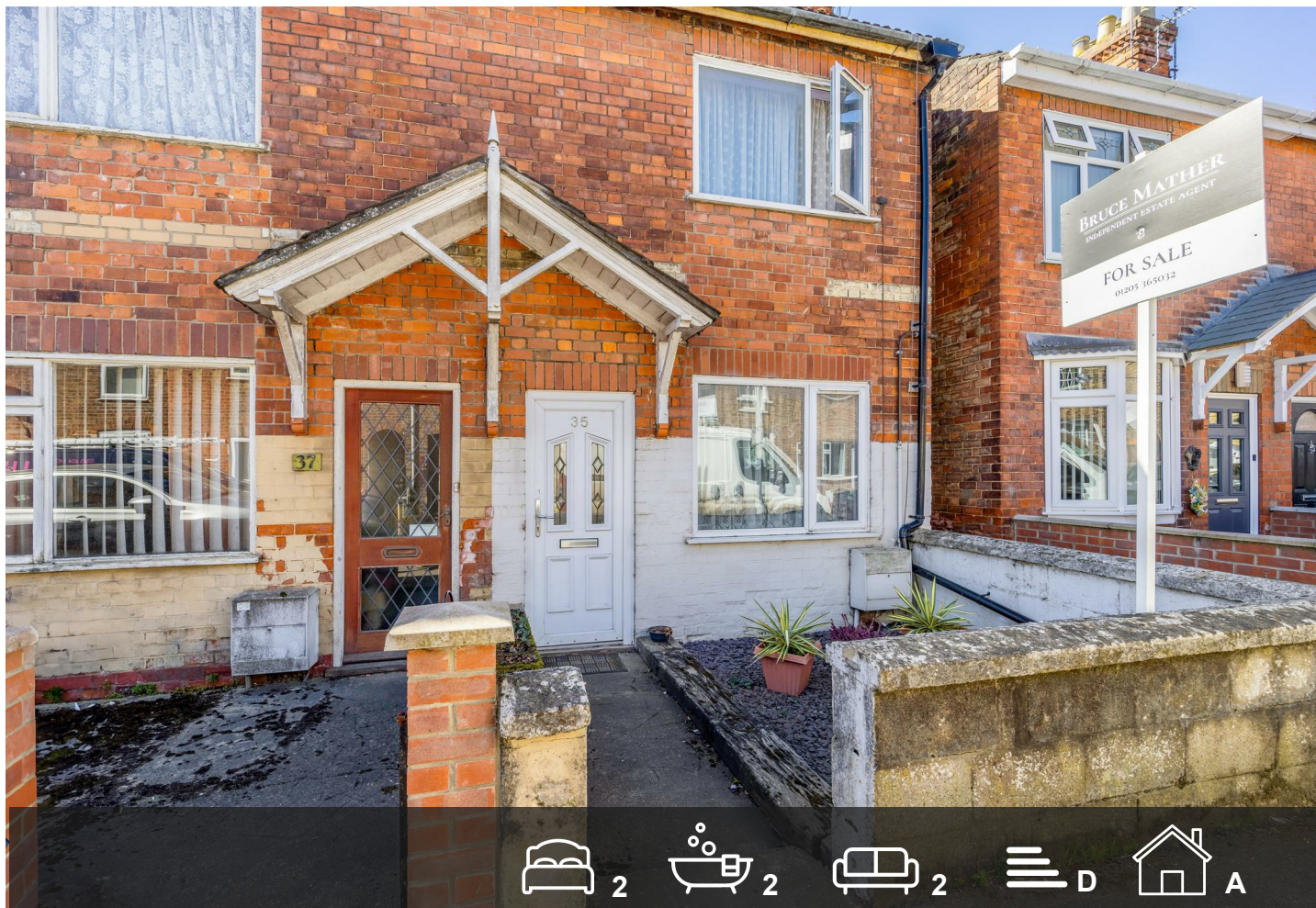


BRUCE MATHER

INDEPENDENT ESTATE AGENT



35 Wyberton Low Road, Boston, PE21 7RF

Asking Price £116,000

A charming two-bedroom, two-bathroom terraced house, pleasantly situated on a quiet no-through road on the outskirts of Boston. Currently let and presented in good order throughout, the property offers well-proportioned accommodation and would make an ideal first-time purchase or buy-to-let investment.

The ground floor comprises a welcoming reception room, separate dining room/study, fitted kitchen and a useful porch providing access to the rear garden. There is also the added benefit of a ground-floor shower room, providing excellent practicality for modern living.

Upstairs are two good-sized double bedrooms, along with a family bathroom, offering comfortable and versatile accommodation.

Outside, the property benefits from street parking to the front and a pleasant grassed rear garden, providing a private outdoor space with potential for seating and entertaining.

Situated on the outskirts of Boston, the property provides convenient access to local amenities and services while enjoying the quieter setting of a no-through road. With its two bathrooms, two double bedrooms and existing rental potential, this represents an appealing opportunity for first-time buyers, investors or landlords looking to add to their portfolio.

Viewing is highly recommended to appreciate the accommodation and location.

Please contact Bruce Mather Estate Agents on 01205 365032 to arrange your viewing.

Floor Plan

