17 Edwin Street, Boston, PE21 8TF
Asking price £95,000

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A well-proportioned two-bedroom mid-terrace property offering approximately 653 sq. ft. (60.7 sq. m.) of accommodation arranged over two floors. The home features two reception rooms, a fitted kitchen, a ground floor bathroom, and two spacious double bedrooms to the first floor, together with an additional room ideal as a dressing room, nursery, home office or single bedroom). With its traditional character, practical layout and excellent scope for personalisation, this property would make an ideal first-time purchase, buy-to-let investment or family home. The property has also had a new roof 2 years ago.

Reception Room One
10'4" x 11'3" (3.15m x 3.45m)
A bright front reception room with a large window providing excellent natural light, offering a comfortable space for relaxing or entertaining.

Reception Room Two
10'4" x 11'4" (3.16m x 3.46m)
A spacious second reception room positioned centrally within the home, ideal as a dining room or additional living area with access to the staircase and kitchen.

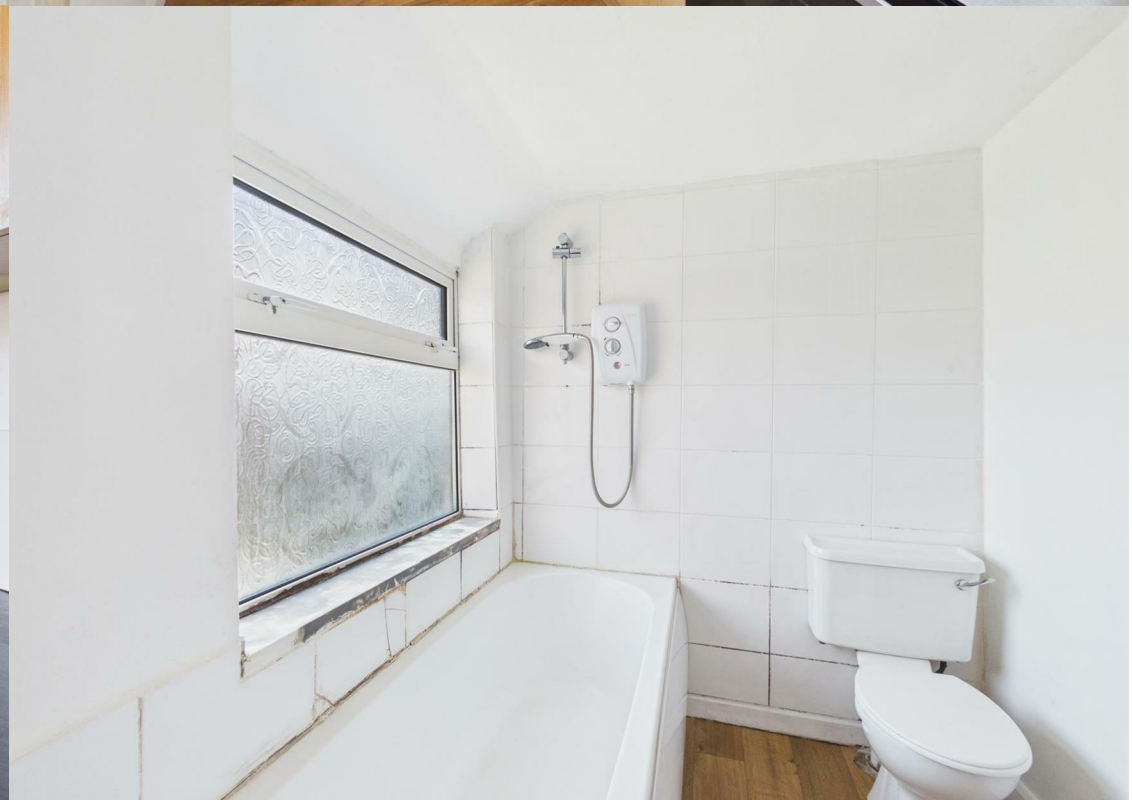
Kitchen
5'4" x 9'11" (1.65m x 3.04m)
A fitted kitchen with worktop space and room for essential appliances, conveniently located adjacent to the bathroom.

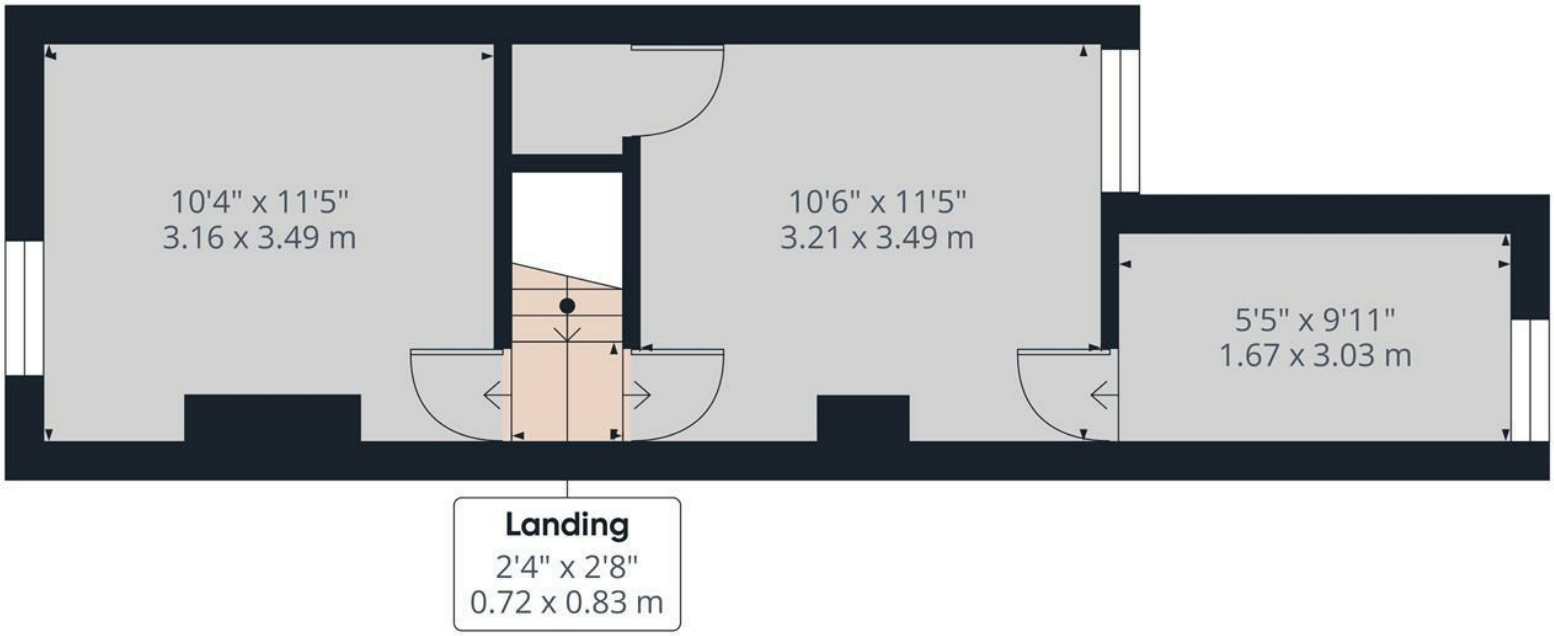
Bathroom
5'8" x 6'11" (1.73m x 2.13m)
A ground floor bathroom fitted with a bath, wash basin and WC, serving the home with a practical layout.

Bedroom One
10'4" x 11'5" (3.16m x 3.49m)
A good sized double bedroom positioned to the front of the property with ample space for freestanding furniture.

Bedroom Two
10'6" x 11'5" (3.21m x 3.49m)
A spacious rear double bedroom offering comfortable accommodation with room for wardrobes and additional furnishings.

Bedroom Three
5'5" x 9'11" (1.67m x 3.03m)
A versatile additional room ideal for use as a home office, nursery, dressing room or bedroom.





Floor 1

Approximate total area(1)

304 ft²

28.3 m²

(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.

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