



**33 Almond Walk, Boston, PE21 8HJ**  
**£169,000**

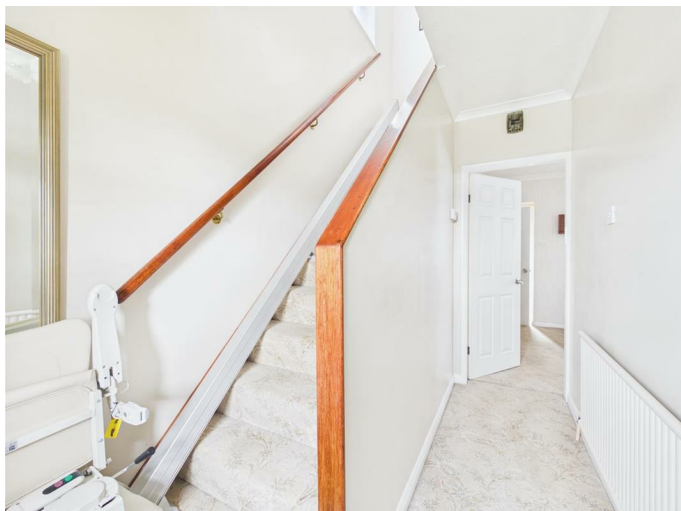


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### 33 Almond Walk, Boston, PE21 8HJ

Situated on Almond Walk in the town of Boston, this three-bedroom semi-detached home offers accommodation arranged over three floors, including a loft conversion. It is located within reasonable distance of the town centre and local amenities, and sits on a decent-sized plot with outdoor space to the rear.



### **Living Room**

14'4" x 10'11" (4.37m x 3.33m)

Bright reception room with large bay window and feature fireplace.

### **Dining Room**

8'10" x 14'1" (2.69m x 4.29m)

Separate dining space connecting the kitchen and living room.

### **Kitchen**

10'10" x 11'3" (3.30m x 3.43m)

Practical fitted kitchen with good worktop and storage space.

### **Hallway**

11'3" x 5'10" (3.43m x 1.78m)

Central hallway with staircase access to upper floors.

### **WC**

5'6" x 2'7" (1.68m x 0.79m)

Convenient ground floor cloakroom with WC.

### **Bedroom 1**

11'0" x 9'6" (3.35m x 2.90m)

Well-proportioned double bedroom with natural light.

### **Bedroom 2**

10'11" x 9'2" (3.33m x 2.79m)

Versatile second room suitable as a bedroom or study.

### **Bathroom**

6'1" x 7'5" (1.85m x 2.26m)

Family bathroom fitted with bath, basin and WC

### **Landing**

8'9" x 5'11" (2.67m x 1.80m)

First floor landing providing access to all rooms.

### **Bedroom 3**

10'0" x 15'9" (3.05m x 4.80m)

Top floor bedroom or office space ideal for home working or hobbies.



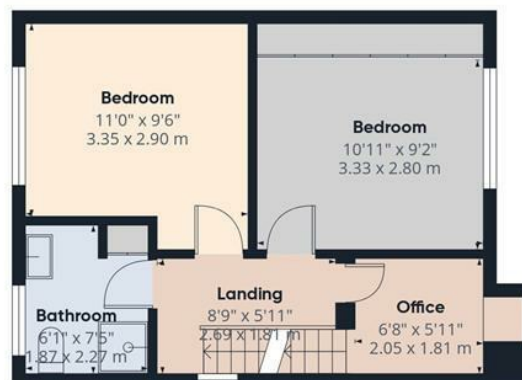








Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

986 ft<sup>2</sup>

91.5 m<sup>2</sup>

Reduced headroom

59 ft<sup>2</sup>

5.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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