



A fantastic opportunity to acquire a well-proportioned three double bedroom mid-terrace property, located in the heart of Boston and offered with excellent potential for both first-time buyers and investors alike.

This traditional terrace home features generous accommodation across two floors, including two spacious reception rooms, a fitted kitchen and a ground-floor bathroom. Upstairs, you'll find three double bedrooms, ideal for growing families or tenants. The property benefits from gas central heating and uPVC double glazing, ensuring comfort and efficiency for everyday living. To the rear is a private enclosed yard, perfect for storage or a secure outdoor space.

Situated just a short walk from the town centre and local amenities, the location offers exceptional convenience. Boston town centre provides a wide range of shopping, leisure and essential services within easy reach, including supermarkets such as Aldi, Asda, Farmfoods and Lincolnshire Co-operative, along with a variety of independent shops, cafes, pubs and takeaway outlets.

For families and commuters, there are schools nearby including Boston Pioneers Free School Academy, St Marys, Tower Rd and The Boston Grammar and High Schools. Excellent public transport links include Boston Railway Station less than a mile away. Health services such as local GP practices and the nearby Pilgrim Hospital are also easily accessible. Recreational options around town include the Geoff Moulder Leisure Complex, Princess Royal Sports Arena and Witham Way Country Park for outdoor activities.

Perfectly suited to those seeking a comfortable first home or a buy-to-let investment in a central location, this property represents terrific value and potential in Boston's thriving residential market.

- Three Double Bedroom Terrace Property
- Centrally Located Within Walking Distance of Town Amenities
- Lounge & Separate Dining Room
- Enclosed Rear Yard
- Gas Central Heating & uPVC Double Glazing
- Tenure: Freehold. EPC 'D 67'. Council Tax 'A'
- Offered With No Onward Chain



Entrance via uPVC door into the: **Entrance Hall** – With stairs to the first floor, radiator, understairs cupboard housing the electric meter, doors through to the lounge and dining room.

Lounge 3.68m x 3.33m – Having uPVC bay window to the front, double radiator, gas meter and laminate flooring.

Dining Room 3.71m x 3.68m – With uPVC window overlooking the rear yard, double radiator and a door through to the kitchen.

Kitchen 3.91m x 2.01m – uPVC window to the side and uPVC obscure-glazed door to the rear yard. The kitchen has a tiled floor and comprises a range of white, fitted cupboard and drawers to base level, with work-surfaces over, having an inset stainless steel sink and drainer, four ring hob with extractor canopy over and oven below, further space for washing machine and space for fridge/freezer. Fitted cupboard housing the Viessmann gas-fired central heating boiler and door to the bathroom.

Bathroom -The bathroom comprises a white suite of panel bath with Triton shower and pedestal hand basin, with a continuation of the floor tiling and tiling to the walls as appropriate. Radiator and doorway to the Cloakroom/ WC – Having a white, modern low-profile WC and a obscured uPVC window to the side.

First Floor Landing – doors are arranged off the landing to:

Bedroom One 3.67m x 3.59m - A generous double bedroom with radiator and uPVC window to the rear.

Bedroom Two 3.30m x 2.54m - Also a double bedroom having uPVC window to the front, built-in wardrobe with hanging space and shelving. Radiator.

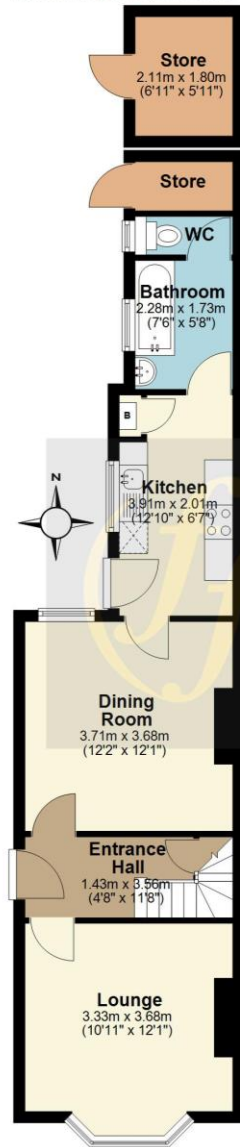
Bedroom Three 3.33m x 2.13m - With uPVC window to the front and radiator.

Outside -The property is approached over a quarry-tiled shared passage leading to the main entrance and extending through a hand-gate to the enclosed rear yard which has the benefit of a wooden garden shed and an attached store.





Ground Floor
Approx. 50.9 sq. metres (547.8 sq. feet)



NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer. All properties are offered subject to contract.

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First Floor
Approx. 35.7 sq. metres (384.0 sq. feet)

