

BRUCE MATHER
INDEPENDENT ESTATE AGENT



17 Edwin Street
Boston, PE21 8TF

£95,000



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An exciting opportunity to purchase a two-bedroom mid-terraced property, offered for sale with no onward chain and within easy walking distance of Boston town centre.

This well-located property offers two double sized bedrooms, with the second bedroom benefiting from an additional room which, in the traditional layout of the property, would have been used as a nursery.

Today, this versatile space offers a wealth of possibilities. It could be used as a home office, dressing room or nursery, or, for those looking to add value, there may be potential to create an en-suite to the second bedroom, subject to the necessary permissions.

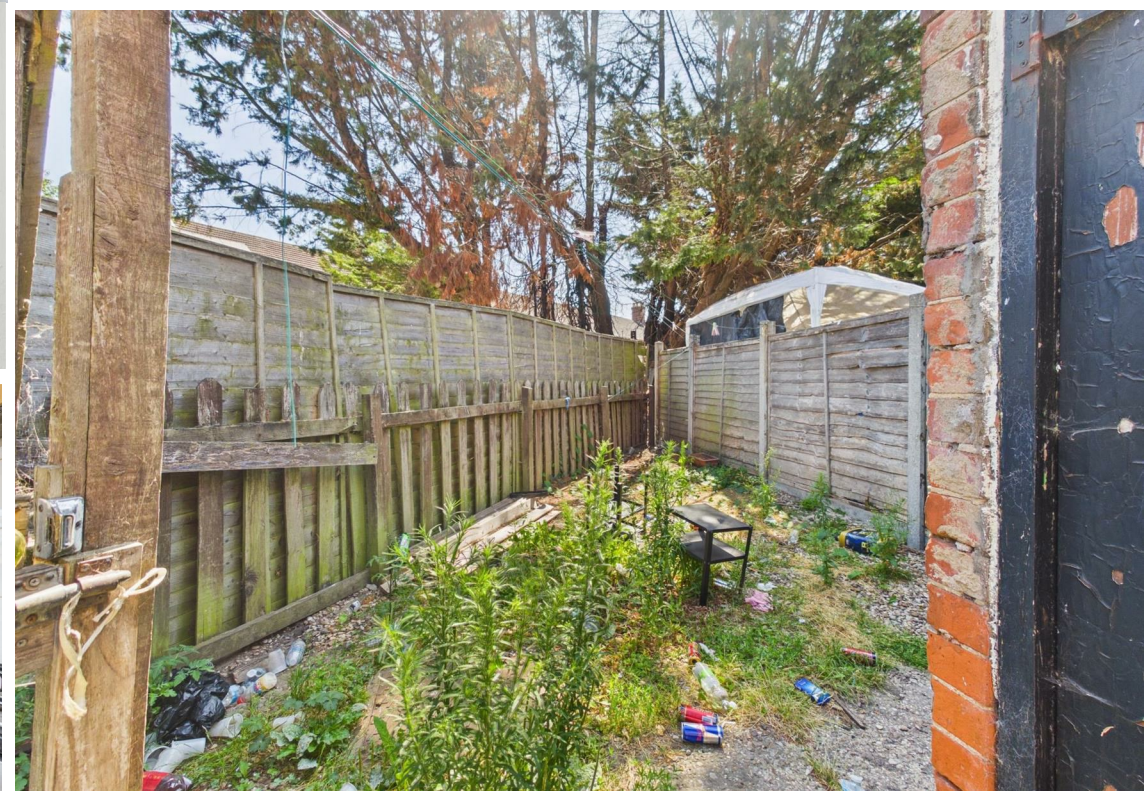
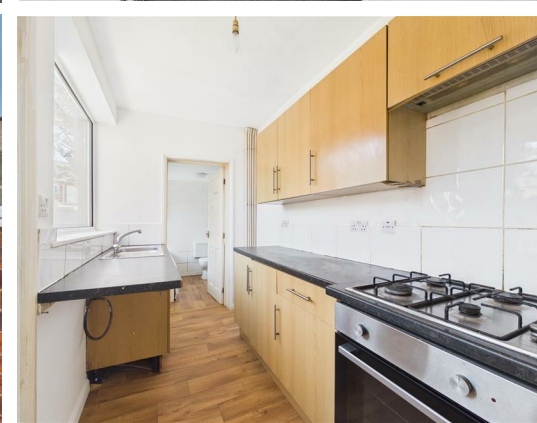
The property also benefits from a rear courtyard, providing a manageable outdoor space.

With its convenient location, generous bedrooms and scope for improvement, this is a great property for someone looking to put their own stamp on a home and add their own personal touch. It would make an ideal first-time purchase, while also offering an attractive opportunity for an investor looking for a property with potential.

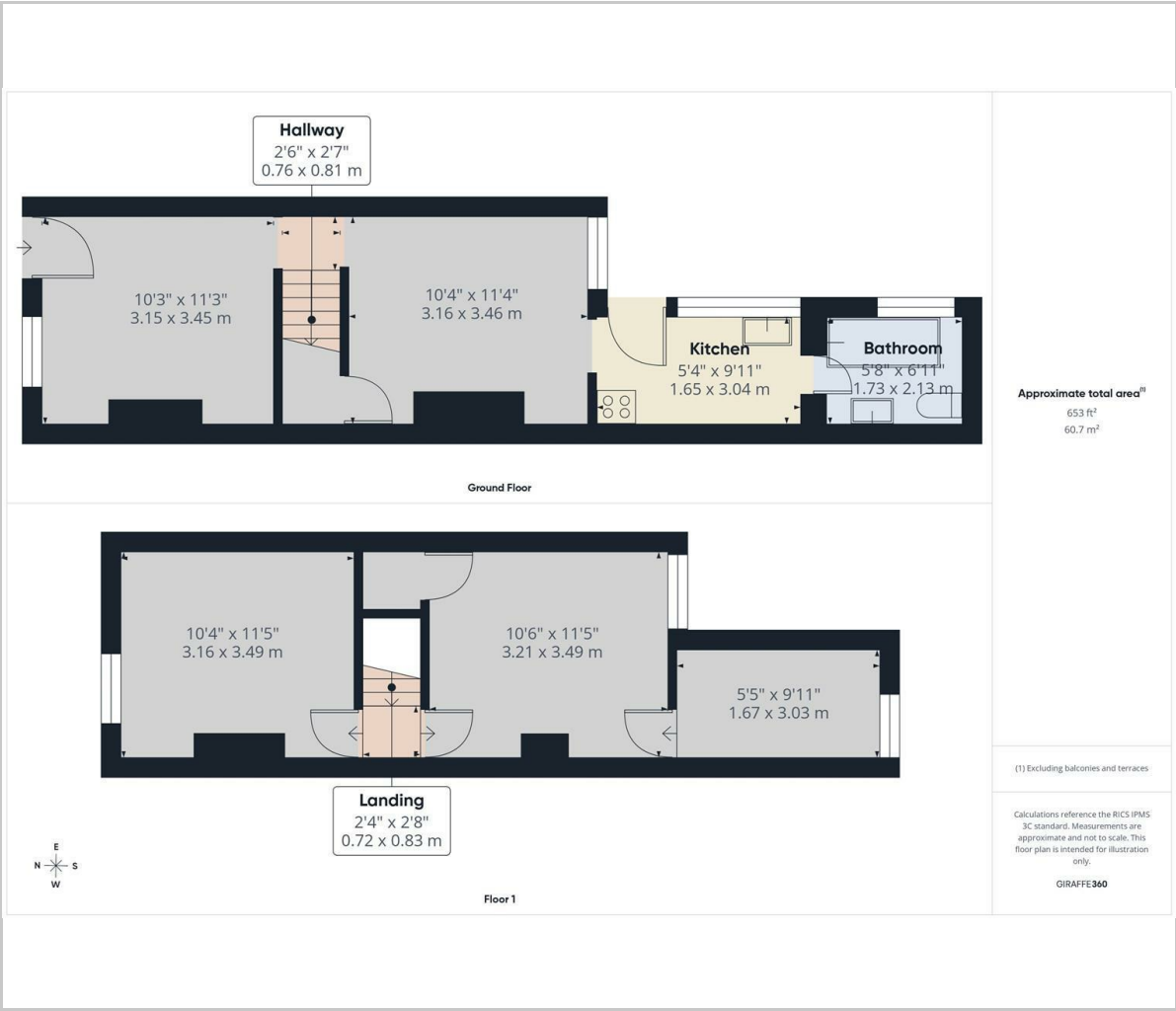
Early viewing is highly recommended.

For further information or to arrange a viewing, please contact Bruce Mather on 01205 365032.

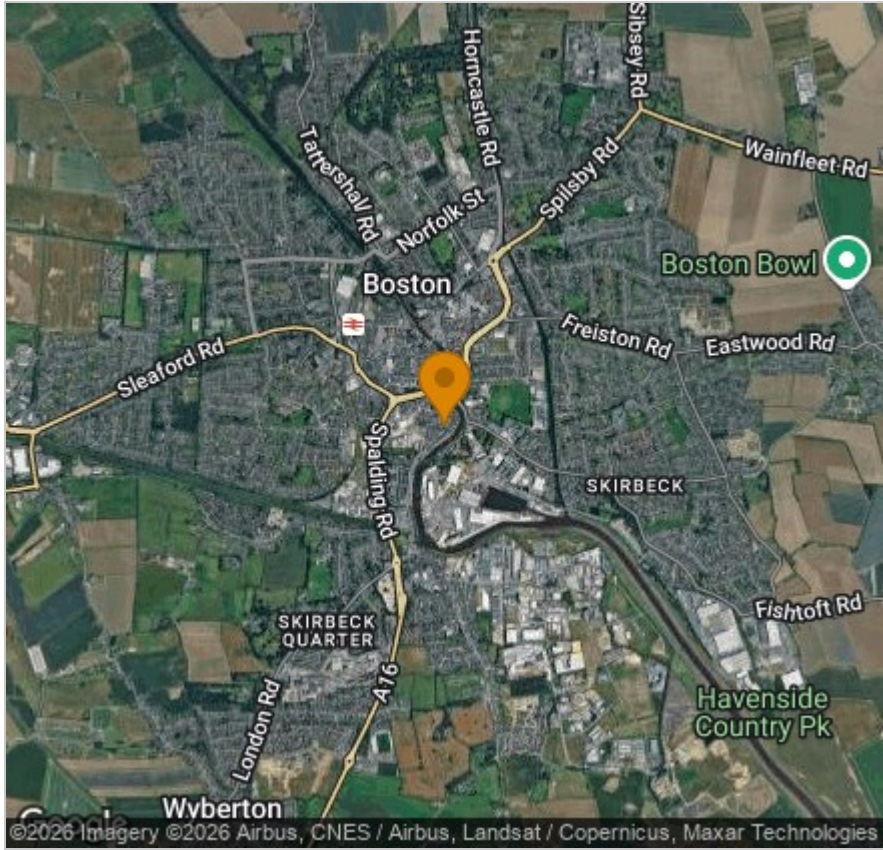




Floor Plan



Area Map

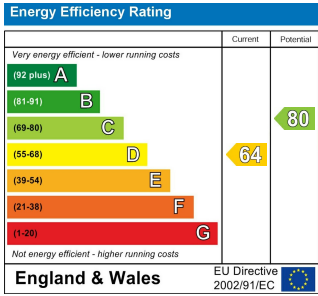


Viewing

Please contact our Boston Residential Office on 01205 365032 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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