



Wyberton Low Road, Boston

£118,000 Freehold

NO ONWARD CHAIN!

IDEAL INVESTMENT OR FIRST TIME BUY!

Superb two bedroom end-terrace home offering MULTIPLE reception rooms, large enclosed rear garden, as well as versatile accommodation which could turn this into a THREE BEDROOM property.

01205356380

boston@plotway.co.uk

Plotway

NO ONWARD CHAIN!

IDEAL INVESTMENT OR FIRST TIME BUY!

Surprisingly spacious two bedroom end of terrace home with versatile accommodation, located on the edge of town but still within walking distance to the town centre.

internal accommodation of the ground floor briefly comprises of the entrance leading directly to the living room, dining room, kitchen, rear lobby and downstairs shower room.

To the first floor you will find TWO DOUBLE BEDROOMS and a family bathroom which could potentially be converted into a third spacious bedroom!

Externally to the rear you will find a gated and enclosed rear garden which is deceptively large and primarily laid to lawn.

The property provides easy access to the A16 for direct transport routes to Spalding and Peterborough respectively.

Local amenities include various shops and food outlets as well as St Thomas' Ce Primary School

This property is currently rented out and achieving a rental yield of 7.63% PCM.

Tenure: Freehold

Entrance

Leading directly to the

Living Room

w: 3.5m x l: 3.6m (w: 11' 6" x l: 11' 10")

Dining Room

w: 3.5m x l: 3.6m (w: 11' 6" x l: 11' 10")

Kitchen

w: 2m x l: 3m (w: 6' 7" x l: 9' 10")

Rear Lobby

Shower Room

w: 1.5m x l: 1.7m (w: 4' 11" x l: 5' 7")

Landing

Bedroom 1

w: 3.5m x l: 3.6m (w: 11' 6" x l: 11' 10")

Bedroom 2

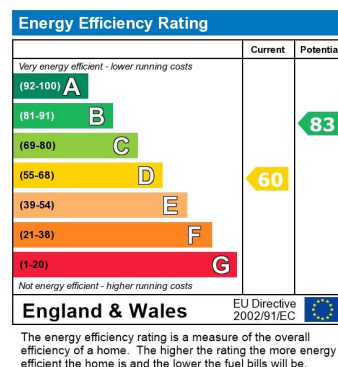
w: 2.7m x l: 3.6m (w: 8' 10" x l: 11' 10")

Bathroom

w: 2.1m x l: 4m (w: 6' 11" x l: 13' 1")







Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.