



Ground Floor, 25 Trinity Street, Boston, PE21 8RJ
Asking price £95,000

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A well-proportioned and freshly presented one-bedroom ground floor flat, offering 509 sq ft of internal space and its own private entrance. Set within a convenient urban location close to shops, schools, and transport links, this property is perfect for first-time buyers, investors, or anyone seeking low-maintenance single-level living. The flat features a generous living room, a modern fitted kitchen, a double bedroom, a separate WC, and a shower room. Thoughtfully laid out with multiple hallways for added privacy and flow, the home offers comfort, practicality, and excellent investment potential. Offered with no onward chain.



Kitchen

9'6" x 13'6" (2.90m x 4.11m)

A spacious and practical kitchen offering good worktop space and natural light, with plenty of room for dining or additional storage units.

Living Room

11'6" x 13'7" (3.51m x 4.14m)

Generously sized living space with front-facing window, ideal for both lounging and entertaining.

Bedroom

11'7" x 8'11" (3.53m x 2.72m)

Comfortable double bedroom with space for wardrobes, chest of drawers, and bedside furniture.

Bathroom

5'4" x 3'11" (1.65m x 1.21m)

Compact bathroom fitted with a bath and basin, ideal for day-to-day use.

WC

3'8" x 3'3" (1.12m x 1.01m)

A separate WC located near the entrance, offering added convenience for guests or shared living.

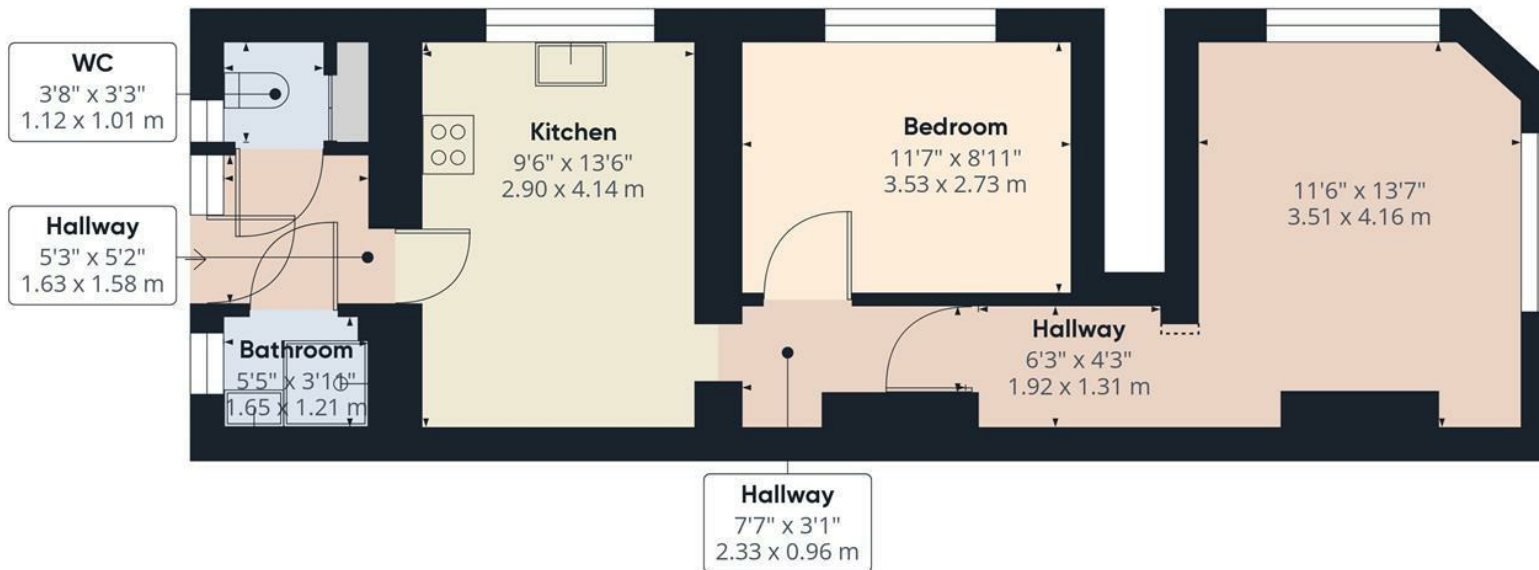
Hallway

7'7" x 3'1" (2.33m x 0.96m)

Entry hallway creating a defined entrance and access to the rest of the flat.







Approximate total area⁽¹⁾

508.92 ft²

47.28 m²

Reduced headroom

2.15 ft²

0.02 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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