



**73 Taverer Road, Boston, PE21 8NL**  
**Guide price £159,950**



## 73 Taverner Road, Boston, PE21 8NL

This well-presented three-bedroom home offers spacious and flexible accommodation arranged across two floors, with an approximate total area of 948 sqft (87.9 m<sup>2</sup>). The ground floor comprises two reception rooms, a generously sized kitchen, and a convenient bathroom, while the first floor provides three bedrooms accessed via a central landing. Externally, the property benefits from a large rear garden, providing excellent outdoor space and future potential. The property would suit a wide range of buyers including first-time buyers, families, and investors, offering comfortable living with scope for further improvement if desired.



### **Entrance Hallway**

6'1" x 6'7" (1.86m x 2.01m)

Welcoming entrance hall providing access to the main ground floor rooms and staircase to the first floor.

### **Reception Room**

14'8" x 9'3" (4.48m x 2.82m)

Bright front-facing reception room with bay window, ideal for use as a comfortable living room.

### **Reception Room**

17'8" x 9'4" (5.40m x 2.87m)

Spacious second reception room overlooking the rear garden, perfect as a dining room, family room, or additional lounge.

### **Kitchen**

17'11" x 10'3" (5.48m x 3.14m)

Well-proportioned kitchen providing generous space for fitted units, appliances, and dining area if desired.

### **Ground Floor Bathroom**

6'0" x 6'3" (1.85m x 1.92m)

Convenient ground floor bathroom fitted with bath, WC and wash basin.

### **Bedroom One**

14'9" x 9'7" (4.52m x 2.94m)

Generous double bedroom offering ample space for wardrobes and additional furnishings.

### **Bedroom Two**

8'6" x 13'6" (2.60m x 4.13m)

Well-sized bedroom suitable as a double or spacious single room.

### **Bedroom Three**

6'10" x 7'3" (2.09m x 2.21m)

Further bedroom ideal for use as a child's room, nursery, or home office.

### **Landing**

4'11" x 5'9" (1.52m x 1.77m)

First floor landing providing access to all bedrooms.

### **Rear Garden**

Large private rear garden offering excellent outdoor space with potential for landscaping, entertaining, or family use.







Ground Floor



Floor 1



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

948 ft<sup>2</sup>

87.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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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