



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



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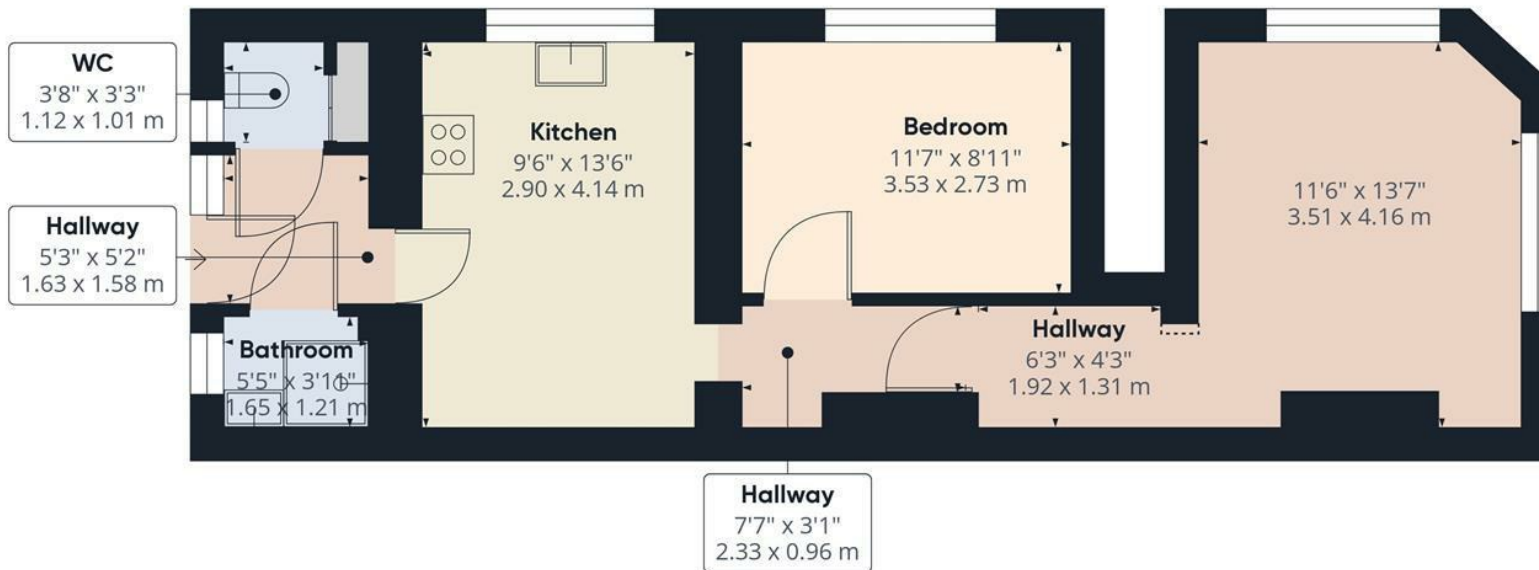
## Summary

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.









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

508.92 ft<sup>2</sup>  
47.28 m<sup>2</sup>

**Reduced headroom**

2.15 ft<sup>2</sup>  
0.02 m<sup>2</sup>

(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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