

3 Stafford Street, Boston, PE21 9JN
Asking price £95,000

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This end-terrace house offers a fantastic investment opportunity, located just a short walk from Boston Town Centre and currently tenanted. The property features a spacious Lounge/Dining Room, a well-equipped Kitchen, two comfortable Double Bedrooms, and a Shower Room. Outside, you'll find a private rear garden with a lawn and patio area, fully enclosed by a fence. Ideally situated, the property is within easy reach of local shops, supermarkets, restaurants, and transport links, including the bus and train stations.







Living Room
11'3" x 21'2" (3.45 x 6.46)
Open plan Lounge and Dining room. Storage cupboard under the stairs. Fireplace, Carpeted. Access to kitchen and stairs.

Kitchen
11'9" x 11'5" (3.587 x 3.50)
Fitted Kitchen, will a range of wall and base units. Space for cooker and washing machine. The kitchen is big enough to host a dining table

Bedroom1
11'6" x 10'0" (3.51 x 3.05)

Bedroom 2
6'3" x 9'3" (1.91 x 2.84)

Bathroom
5'1" x 6'11" (1.57 x 2.12)
Bathroom comprise of a large shower, toilet and sink

Landing
4'11" x 9'8" (1.50 x 2.95)







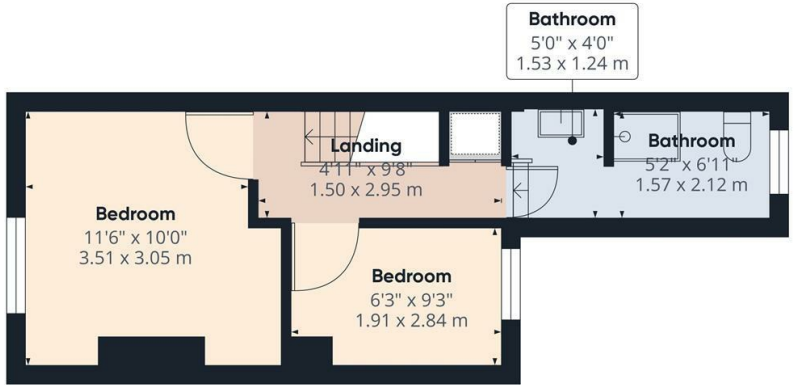








Ground Floor



Floor 1

Approximate total area(1)

611.28 ft²

56.79 m²

(1) Excluding balconies and terraces

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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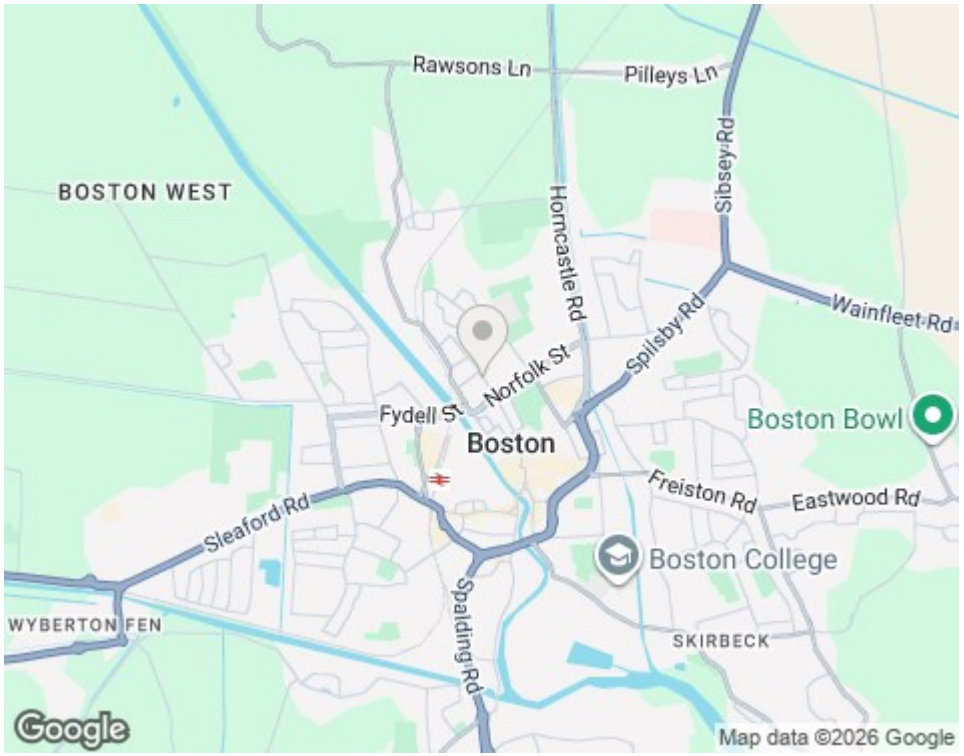

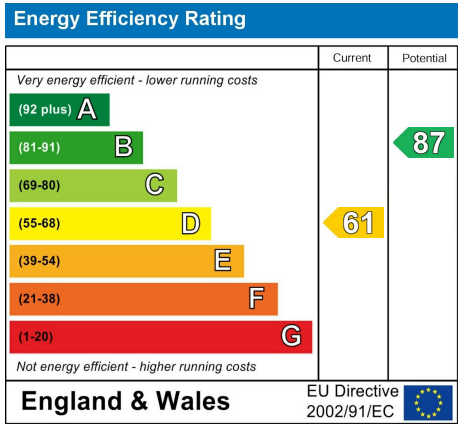

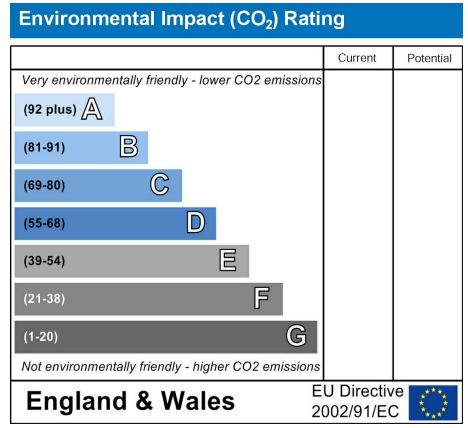

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