



10 Westfield Avenue, Boston, PE21 8AW
Guide price £145,000



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A well-proportioned three-bedroom end-of-terrace home set in a quiet residential street. Offering bright living spaces, off-street parking, and a spacious rear garden, this home is ideal for first-time buyers, small families, or buy-to-let investors seeking a property with great potential.



Summary

A well-proportioned three-bedroom end-of-terrace home set in a quiet residential street. Offering bright living spaces, off-street parking, and a spacious rear garden, this home is ideal for first-time buyers, small families, or buy-to-let investors seeking a property with great potential.

Living Room

10'4" x 11'4" (3.16 x 3.47)

Comfortable front-facing lounge ideal for relaxing or entertaining.

Dining Room

9'2" x 13'10" (2.80 x 4.22)

Versatile reception space with rear aspect — great as a dining area, second lounge, or home office.

Kitchen

11'2" x 7'4" (3.42 x 2.26)

Fitted kitchen with ample cupboard space and access to the rear garden.

Downstairs WC

5'5" x 2'7" (1.67 x 0.80)

Convenient ground floor toilet, ideal for guests.

Bedroom 1

9'4" x 13'10" (2.86 x 4.24)

Spacious double bedroom overlooking the rear garden.

Bedroom 2

10'1" x 11'2" m (3.08 x 3.41 m)

Another well-sized double, ideal as a main or guest bedroom.

Bedroom 3

8'11" x 7'6" (2.74 x 2.29)

Perfect for a single bedroom, nursery, or office.

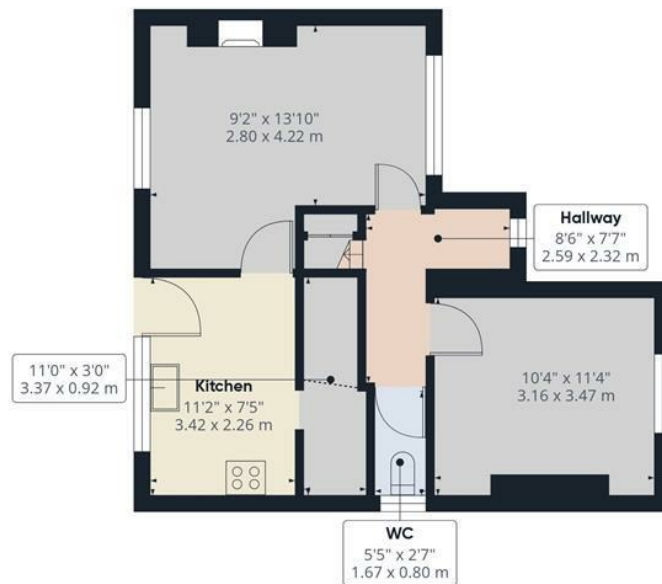
Bathroom

5'1" x 7'4" (1.55m x 2.24m)

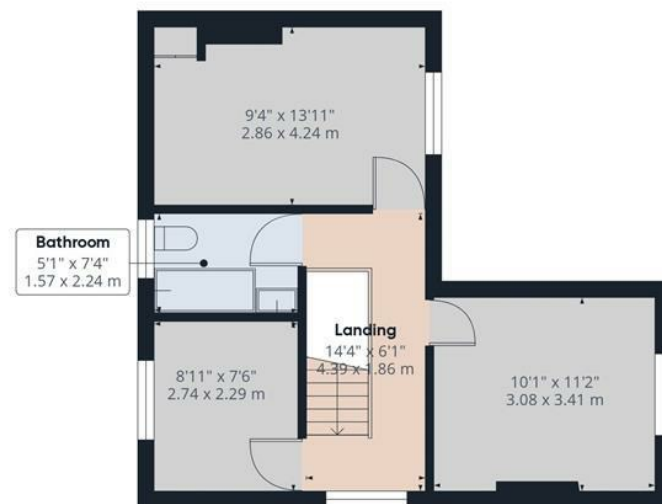
Tiled family bathroom with bathtub and space for modernisation.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

851 ft²

79.1 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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