





10 VICTORIA PLACE

BOSTON, PE21 8UL

£145,000

FREEHOLD

An excellent opportunity for both first-time buyers and investors! This well-positioned two-bedroom property is conveniently located within walking distance of Boston town centre, local amenities and schools. The accommodation comprises a fitted kitchen, spacious lounge, two double bedrooms and family bathroom. Externally, the property benefits from a private driveway and a low-maintenance south-facing rear garden. Currently rented, with the option to purchase with a sitting tenant or vacant possession (subject to timescales). Freehold.

10 VICTORIA PLACE

• TWO DOUBLE BEDROOMS • IDEAL FIRST TIME BUY OR INVESTMENT • CENTRAL TOWN LOCATION • LOUNGE / DINER • FITTED KITCHEN • PRIVATE DRIVEWAY • SOUTH-FACING REAR GARDEN • GAS CENTRAL HEATING • CLOSE TO SHOPS, SCHOOLS AND AMENITIES • FREEHOLD





Summary

MUST BE VIEWED! IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY!

Sedge Estate Agents are delighted to offer for sale this well-positioned two-bedroom property, conveniently located in the heart of Boston, within walking distance of the town centre, local shops, schools, supermarkets and transport links.

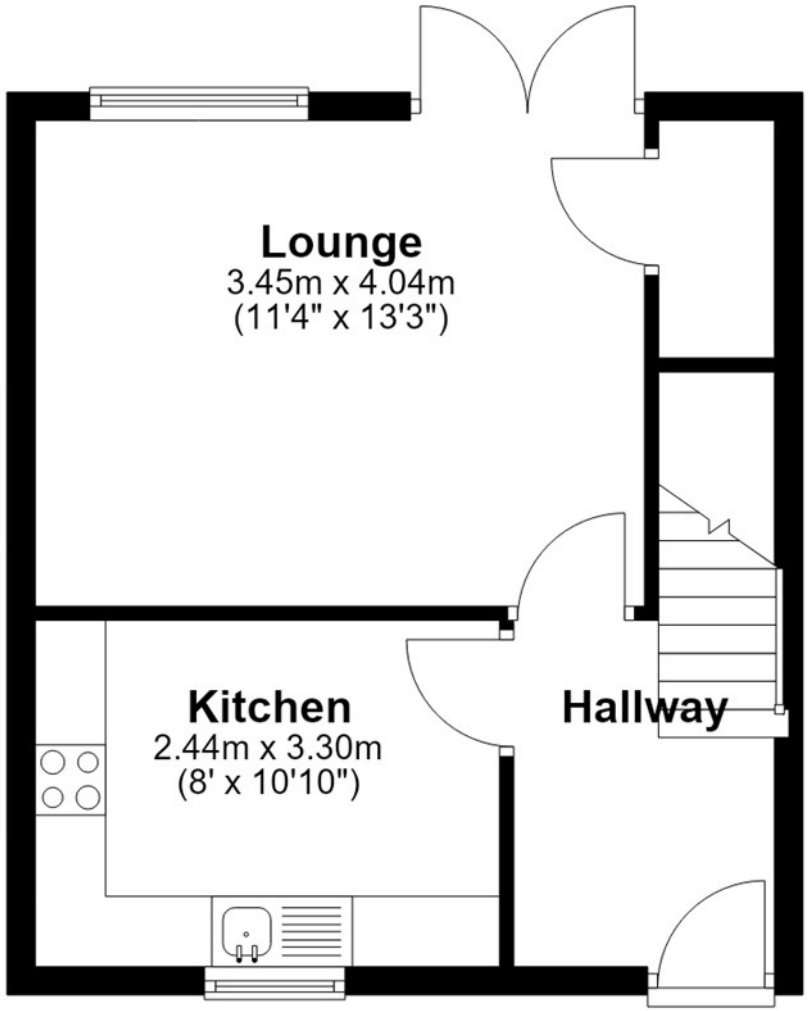
The accommodation briefly comprises an entrance hallway, fitted kitchen, spacious lounge, two well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from a private driveway providing off-road parking to the front, whilst to the rear there is a low-maintenance courtyard-style garden enjoying a desirable south-facing aspect.

The property is currently rented and offers flexibility for investors, with the option to purchase with a sitting tenant or with vacant possession, subject to agreed timescales.

An excellent opportunity for both first-time buyers and landlords looking to acquire a property in a convenient central Boston location.

Tenure: Freehold.



Total area: approx. 62.3 sq. metres (671.0 sq. feet)

10 Victoria Place

10 VICTORIA PLACE

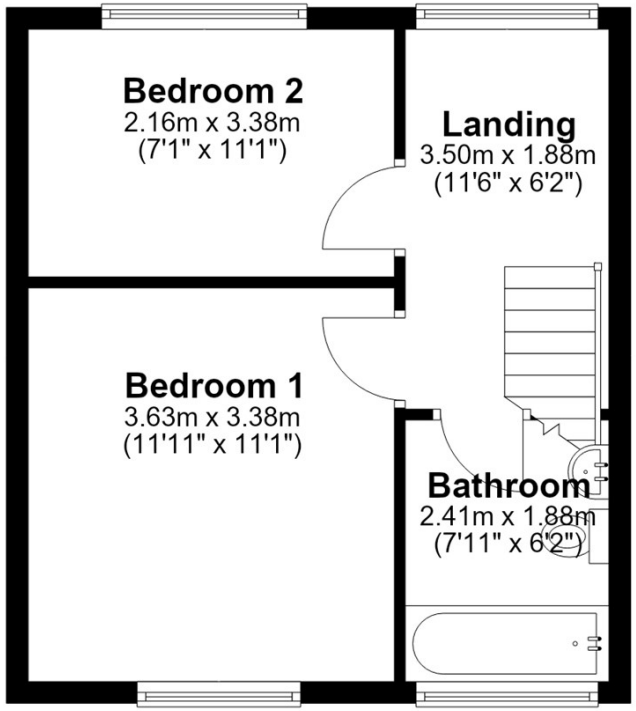


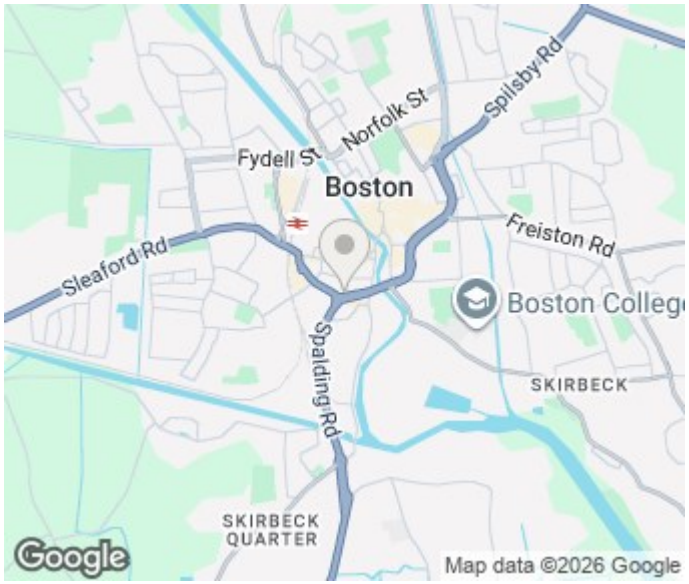


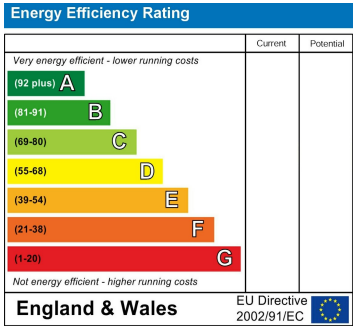


First Floor

Approx. 31.8 sq. metres (342.4 sq. feet)







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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