



40 WOODVILLE ROAD

BOSTON, PE21 8AN

£145,000
FREEHOLD

Sedge Estate Agents are delighted to offer for sale this well-presented three-bedroom end-terrace home, situated along the ever-popular Woodville Road in Boston. Offering spacious and versatile accommodation, the property would make an ideal purchase for first-time buyers, families and investors alike. Internally, the accommodation comprises a comfortable living room, spacious kitchen/diner, rear lobby and ground floor bathroom, with three bedrooms to the first floor. Outside, the property benefits from a substantial driveway providing generous off-road parking, together with a large fully enclosed rear garden featuring a raised patio, lawned area and a versatile detached outbuilding, ideal for use as a workshop, home office, gym or additional storage. Offering excellent outdoor space and plenty of versatility, this property is well worth an early viewing.

40 WOODVILLE ROAD

- THREE BEDROOM END-TERRACE HOME • GUIDE PRICE
- £145,000 - £150,000 • POPULAR WOODVILLE ROAD
- LOCATION • GENEROUS DRIVEWAY PROVIDING OFF-ROAD
- PARKING • SPACIOUS KITCHEN/DINER • COMFORTABLE
- LIVING ROOM • GROUND FLOOR BATHROOM • TWO DOUBLE
- BEDROOMS AND ONE SINGLE • LARGE FULLY ENCLOSED
- REAR GARDEN • DETACHED OUTBUILDING WITH VERSATILE
- POTENTIAL



Summary

£145,000 - £150,000 GUIDE PRICE |
THREE BEDROOM END-TERRACE |
DRIVEWAY PARKING | LARGE
ENCLOSED REAR GARDEN |
DETACHED OUTBUILDING

Sedge Estate Agents are delighted to bring to the market this well-presented three-bedroom end-terrace home, situated along the ever-popular Woodville Road in Boston. Offering spacious and versatile accommodation, generous off-road parking and an impressive enclosed rear garden with a detached outbuilding, this property is an excellent opportunity for first-time buyers, families and investors alike.

Upon entering, you are welcomed into the living room, providing a comfortable space to relax and unwind. To the rear, the kitchen/diner offers a practical and sociable area for everyday living, with ample room for both cooking and dining. A rear lobby provides access to the ground floor bathroom, completing the downstairs accommodation.

To the first floor, the landing leads to three bedrooms, comprising two well-proportioned double bedrooms and a further single bedroom, which could also lend itself to use as a nursery, home office or guest room.

Externally, the property really comes

into its own. To the front, there is a substantial driveway providing generous off-road parking. To the rear, a particularly generous fully enclosed garden offers a fantastic outdoor space, featuring a raised patio area ideal for outdoor dining and entertaining, alongside a lawned section providing plenty of room for children, pets and gardening enthusiasts.

A further benefit is the detached outbuilding, offering excellent versatility and potential for a variety of uses, including a workshop, hobby room, home office, gym or additional storage.

Combining a convenient location, three-bedroom accommodation, excellent parking and impressive outside space, this property has plenty to offer and is well worth an early viewing.

Council Tax Band: A – Boston Borough Council

Parking: Off-road driveway parking

Outside: Enclosed rear garden with detached outbuilding

Room Measurements

Ground Floor

Living Room – 3.00m x 3.70m

Kitchen/Diner – 3.30m x 4.80m

Rear Lobby

Bathroom – 1.60m x 2.60m

First Floor

Bedroom One – 3.00m x 3.90m

Bedroom Two – 2.80m x 3.30m

Bedroom Three – 1.90m x 2.40m

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ADDITIONAL INFORMATION

Local Authority – Boston Borough

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold

Ground Floor

Approx. 40.5 sq. metres (436.4 sq. feet)

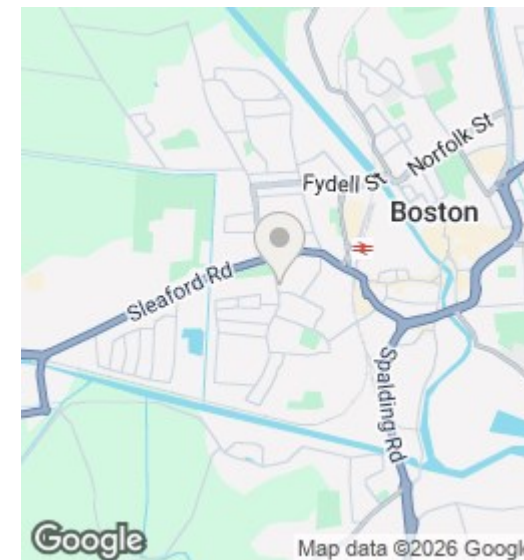


First Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



Total area: approx. 73.0 sq. metres (785.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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