





10 VICTORIA PLACE

BOSTON, PE21 8UL

£145,000

FREEHOLD

TWO-BEDROOM HOUSE | BOSTON TOWN CENTRE | FIRST-TIME BUYER PROPERTY | BUY-TO-LET INVESTMENT | TWO DOUBLE BEDROOMS | PRIVATE DRIVEWAY | SOUTH-FACING REAR GARDEN | FREEHOLD

Sedge Estate Agents are delighted to offer for sale this well-positioned two-bedroom house, conveniently situated within walking distance of Boston town centre, local shops, schools, supermarkets and everyday amenities.

Offering practical accommodation throughout, this property presents an excellent opportunity for first-time buyers looking to step onto the property ladder or landlords seeking a buy-to-let investment in a convenient central Boston location.

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

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• 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

TWO-BEDROOM HOUSE | IDEAL FIRST-TIME BUYER PROPERTY | BUY-TO-LET INVESTMENT | OFF-ROAD PARKING | SOUTH-FACING REAR GARDEN | CENTRAL BOSTON LOCATION | FREEHOLD

MUST BE VIEWED! IDEAL FIRST-TIME BUY OR BUY-TO-LET INVESTMENT OPPORTUNITY!

Sedge Estate Agents are delighted to offer for sale this well-positioned two-bedroom property, situated in a convenient central Boston location, within walking distance of Boston town centre, local shops, supermarkets, schools and public transport links.

Offering well-proportioned accommodation throughout, this property represents an excellent opportunity for first-time buyers looking to purchase their first home or landlords seeking a buy-to-let investment in a popular and convenient location.

The accommodation briefly comprises a welcoming entrance hallway, fitted kitchen, spacious lounge, two generous double bedrooms and a family bathroom.

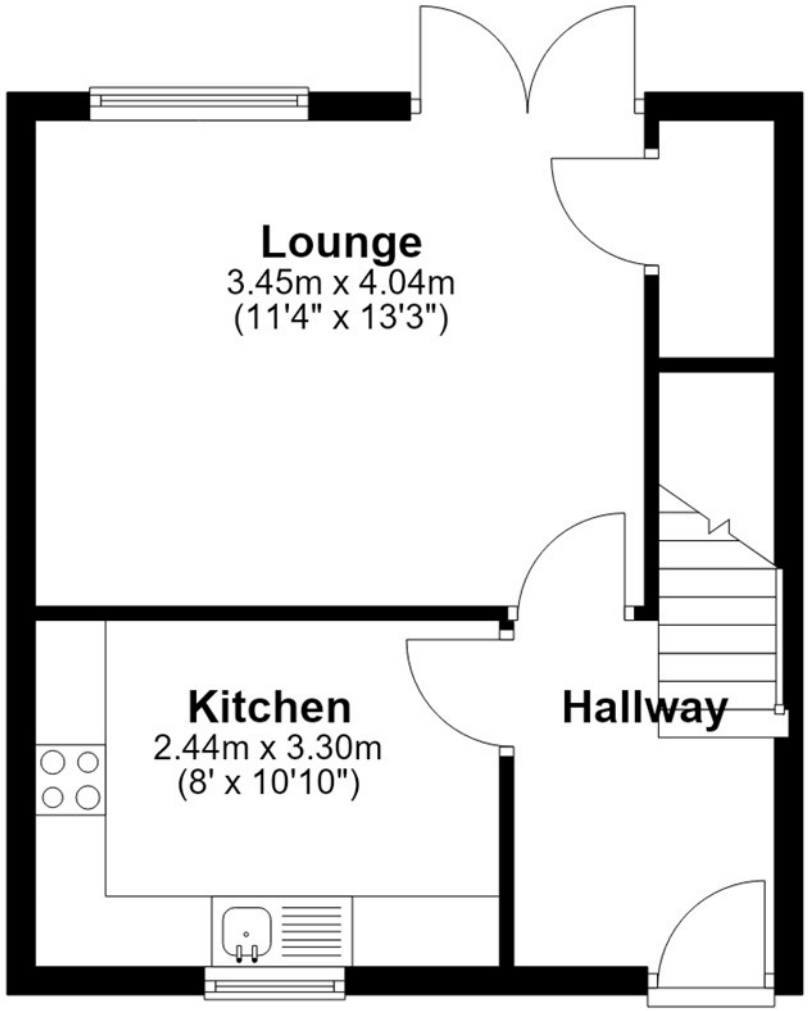
Externally, the property benefits from a private driveway providing valuable off-road parking to the front. To the rear is a low-maintenance courtyard-style garden enjoying a desirable south-facing aspect, providing an ideal space for outdoor seating and relaxing in the sunshine.

The property is currently tenanted, offering flexibility for purchasers, with the option to acquire the property with a sitting tenant as an established rental investment or with vacant possession, subject to agreed timescales.

With two double bedrooms, private driveway parking, a south-facing rear garden and a central town location, this property offers an excellent opportunity for both owner-occupiers and property investors.

Tenure: Freehold

Early viewing is highly recommended. Contact Sedge Estate Agents today to arrange your viewing.



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

10 Victoria Place

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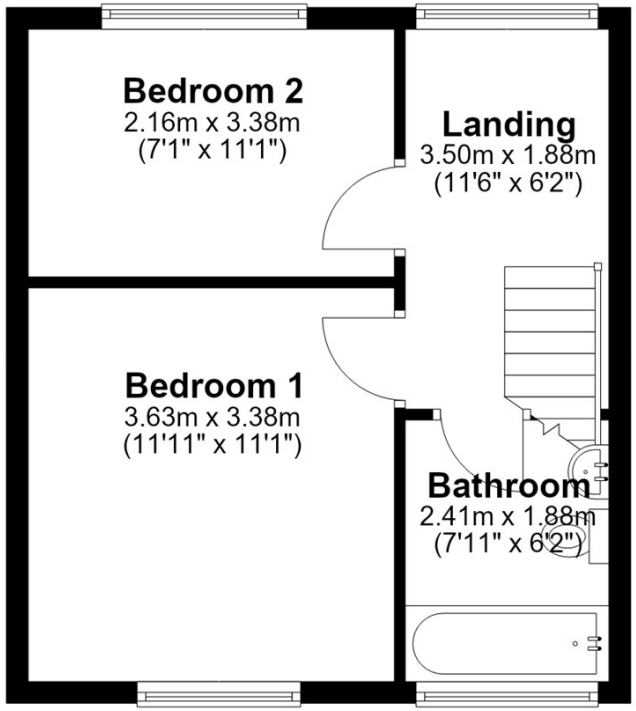


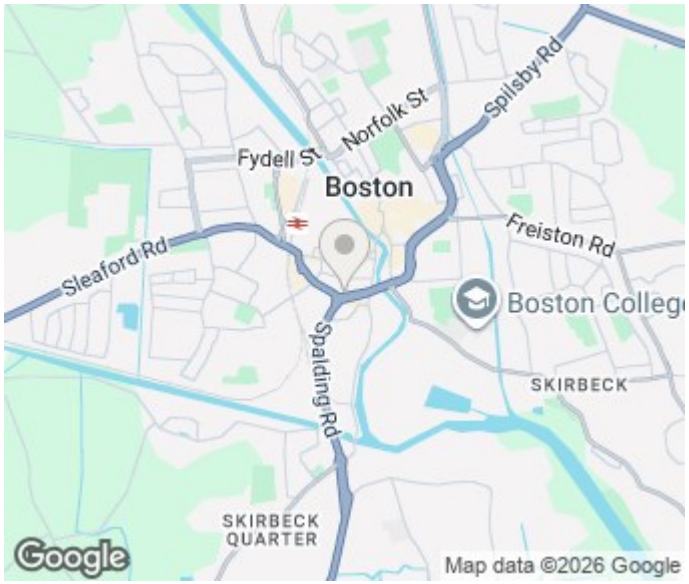


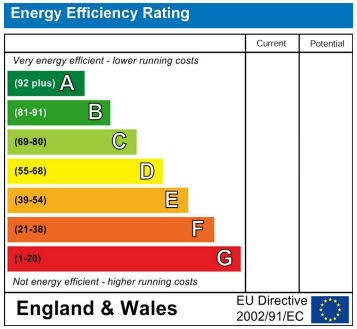


First Floor

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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