



40 Rochford Crescent
Boston, Lincolnshire, PE21 9AF

£170,000

3 Bedroom Semi-Detached House

- Freehold
- Semi Detached Family Home
- No Onward Chain
- Three Bedrooms
- Popular Area Close To Schools
- Driveway and Rear Garden
- Spacious Rooms
- Viewing Advised
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 40 Rochford Crescent, Boston, Lincolnshire, PE21 9AF](#)



Overview

Offered to the market with no onward chain, this spacious three-bedroom semi-detached family home is ideally situated on Rochford Crescent, a popular and well-established residential area in Boston. The location is highly sought after, being within easy reach of a range of local amenities, reputable primary and secondary schools, and excellent transport links into Boston town centre and the surrounding areas.

The property benefits from gas central heating, uPVC windows and doors, and offers well-proportioned accommodation throughout, making it an ideal choice for families or first-time buyers alike.

Externally, the home features a generous driveway providing ample off-road parking to the front, while to the rear there is a mature, good-sized garden, perfect for outdoor relaxation and entertaining.

Internally, the accommodation briefly comprises an entrance hall, comfortable lounge, separate dining room, kitchen, and a useful utility room to the ground floor. To the first floor there are three bedrooms and a family bathroom.

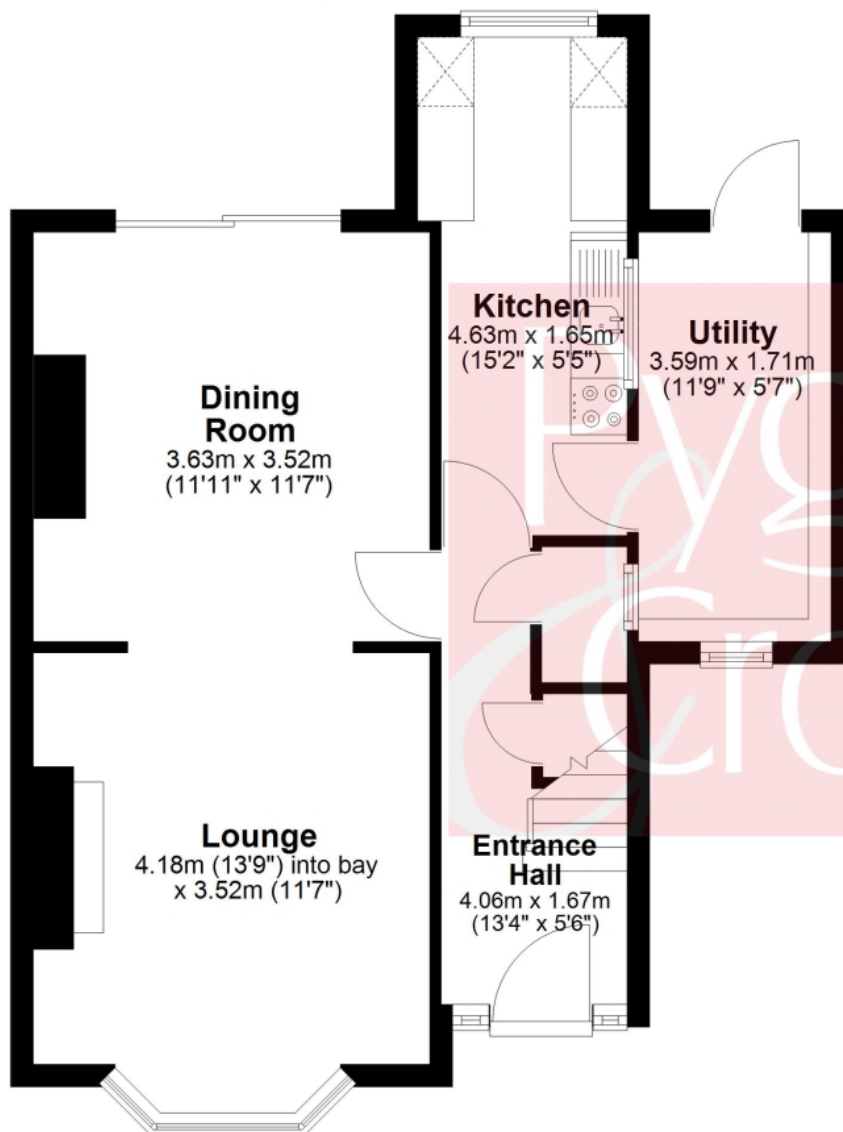
A viewing is highly recommended to appreciate the space, setting, and potential this delightful property has to offer.





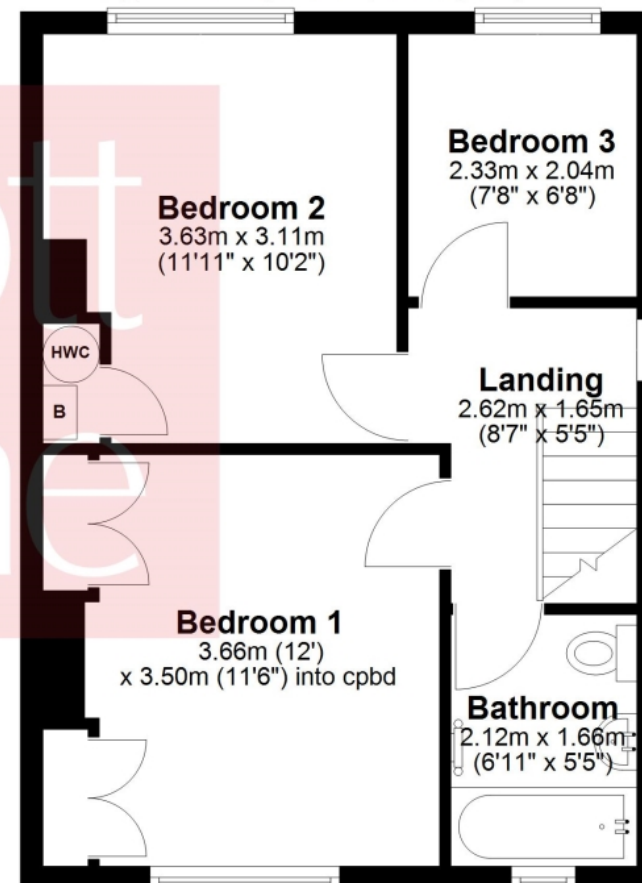
Ground Floor

Approx. 48.0 sq. metres (516.9 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.6 sq. feet)

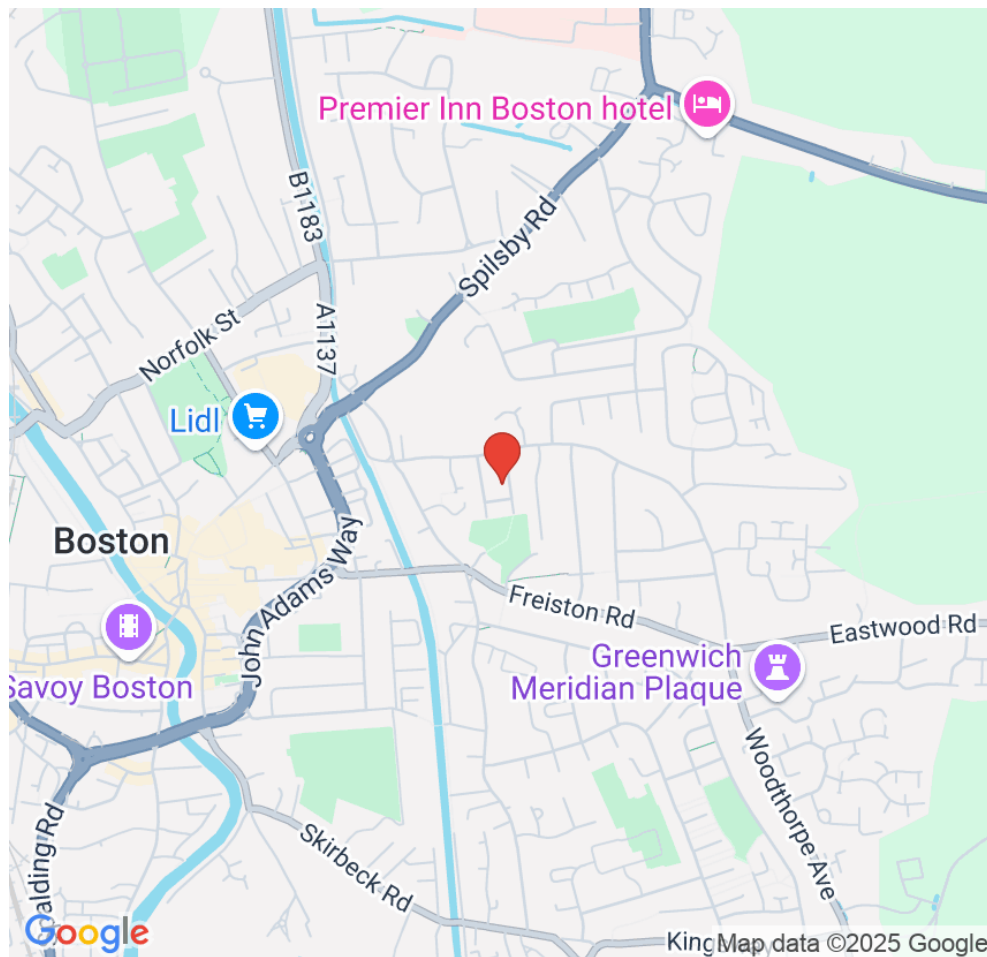


Total area: approx. 86.6 sq. metres (932.5 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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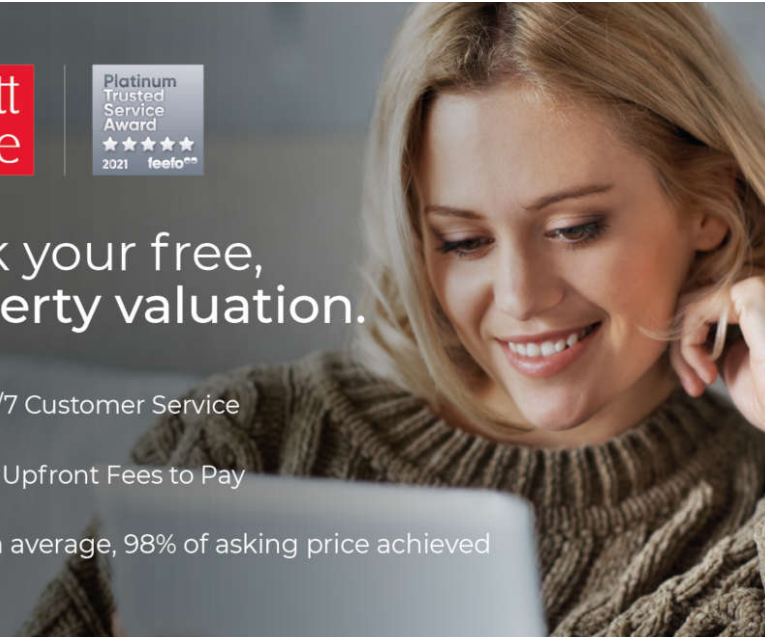







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is on the market with our Boston branch

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