



5 Mafeking Terrace
Boston, Lincolnshire, PE21 9DB

£89,950

2 Bedroom Terraced House

- Freehold
- Two/Three Bedroom Terrace Property
- Close To Town
- Ideal Investment or First Home
- Modern Gas Boiler
- Walking Distance To The Pilgrim Hospital
- Viewing Advised
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 5 Mafeking Terrace, Boston, Lincolnshire, PE21 9DB](#)



Overview

This well-presented two/three-bedroom terraced home on Mafeking Terrace in Boston offers an ideal opportunity for first-time buyers or investors seeking a reliable rental property. The accommodation is thoughtfully arranged over two floors and benefits from gas central heating, along with uPVC windows and doors throughout.

The ground floor comprises a generous lounge leading through to a dining room, which then opens into the kitchen. The kitchen provides access to a practical bathroom at the rear of the property. Upstairs, there are two good-sized double bedrooms, with the third bedroom accessed from bedroom two, offering flexible living space to suit a variety of needs.



Outside, a small yard to the rear offers a private outdoor space, perfect for relaxing or light gardening. Situated close to Boston Hospital and local amenities, the property offers convenient access to essential services and transport links. With its practical layout and well-maintained condition, this home presents a comfortable and manageable living space, perfect for those entering the property market or looking for a straightforward investment.

Agent's Note: We have been advised by the vendor that the property is currently let on an AST and the tenant has been served with a Section 21 Notice with the property being sold with vacant possession. The buyer will need to confirm with their solicitor regarding vacant possession and dates.





Mafeking Terrace, Boston, PE21

Approximate Area = 690 sq ft / 64.1 sq m

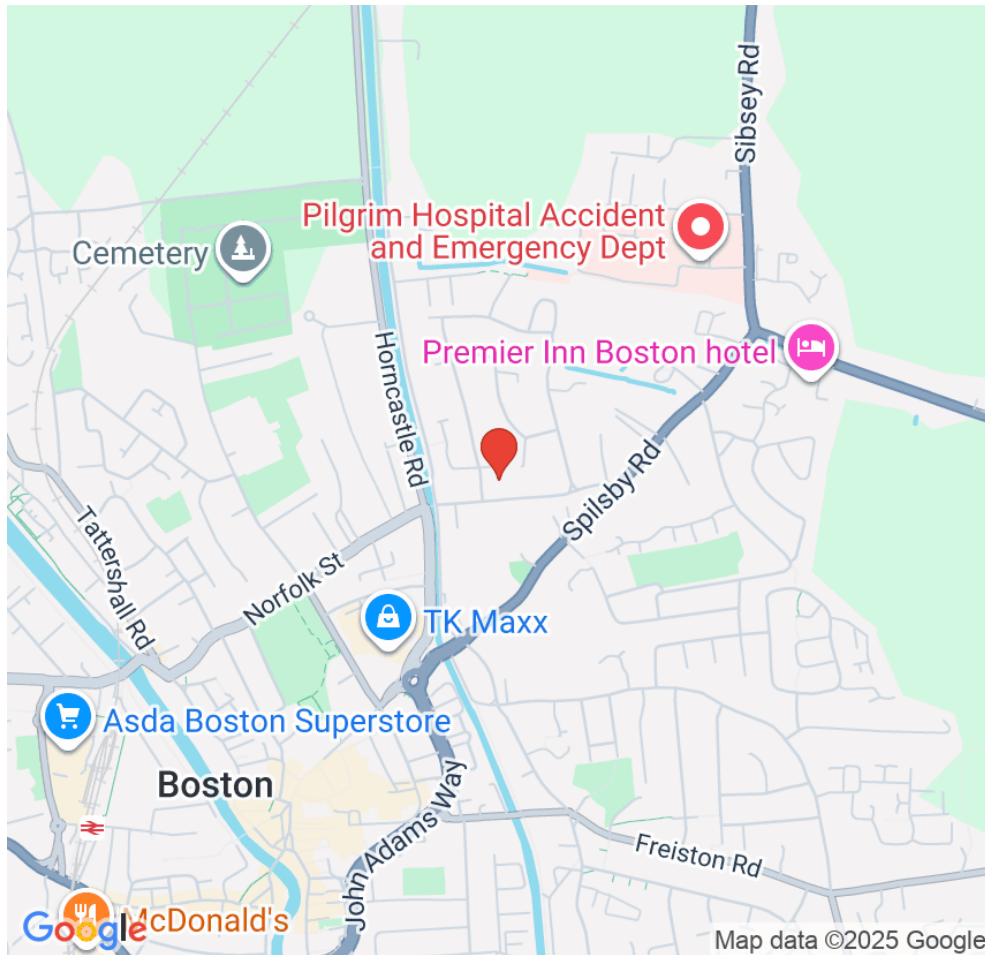
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2025. Produced for Pygott & Crone. REF: 1381462



Location



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5 Mafeking Terrace, Boston
is on the market with our Boston branch

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