



Pygott  
& Crone

46 Tower Road  
Boston, Lincolnshire, PE21 9AD

£150,000

## 3 Bedroom Semi-Detached House

- Freehold
- Three Bedroom Semi Detached
- Driveway and Garage
- No Onward Chain
- Spacious Rooms and Generous Garden
- Requires Modernisation
- Popular Residential Area
- Viewing Advised
- EPC Rating - E, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 46 Tower Road, Boston, Lincolnshire, PE21 9AD](#)



## Overview

A three bedroom semi-detached house offered for sale with no onward chain and requiring some updating throughout. The property provides well-proportioned accommodation and would suit buyers looking to modernise and personalise a home.

The ground floor comprises an entrance hall leading through to a lounge and dining room, a fitted kitchen, a sun room to the rear, a ground floor shower room and a separate cloakroom/WC. To the first floor there are three bedrooms and a family bathroom.

Outside, the property benefits from a driveway providing off-road parking, a garage and a sizeable enclosed rear garden.

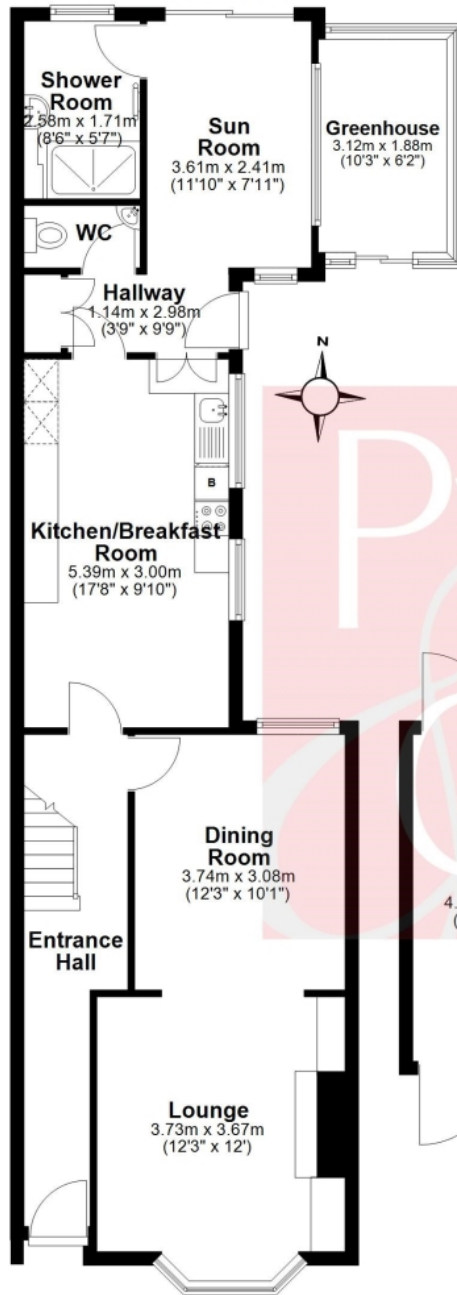
The house is located in a well-established residential area and is within walking distance of Boston High School, Boston Grammar School, Pilgrim Hospital, local primary schools and the town centre, which offers a range of shops, services and transport links.





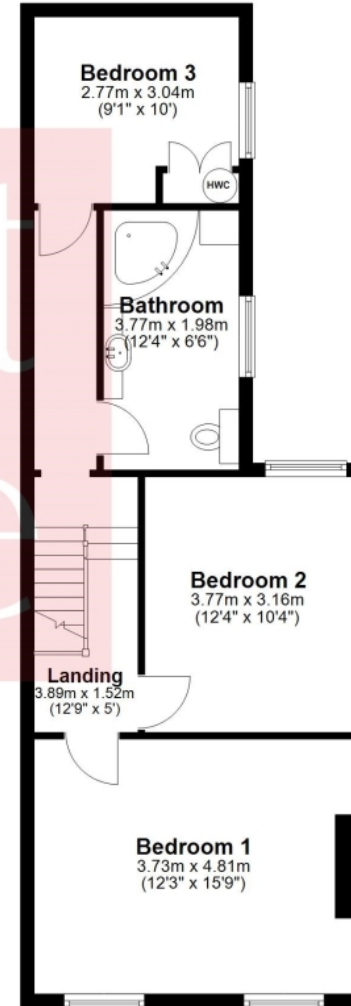
### Ground Floor

Approx. 89.6 sq. metres (964.4 sq. feet)



### First Floor

Approx. 56.9 sq. metres (612.8 sq. feet)

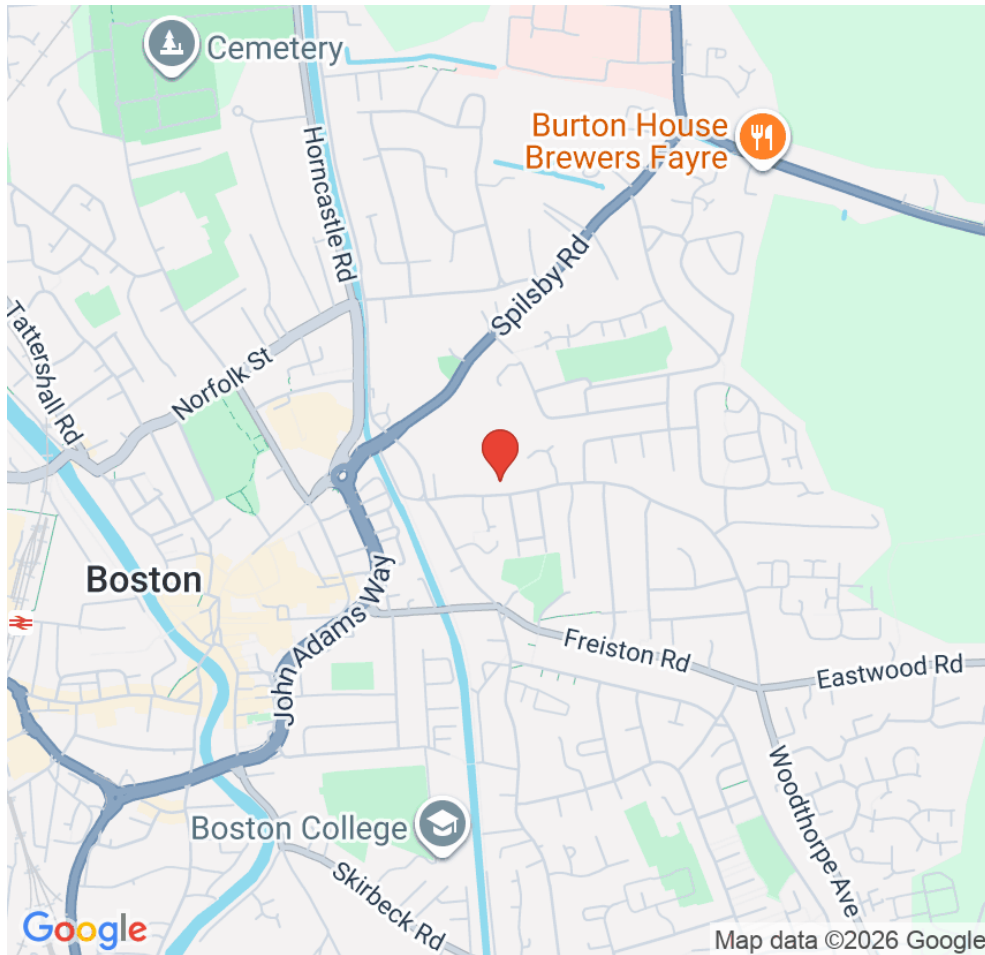


Total area: approx. 146.5 sq. metres (1577.2 sq. feet)

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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**Josh Campbell-Foreman**  
Mortgage & Protection Adviser

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is on the market with our Boston branch

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