



89 Parthian Avenue
Wyberton, Boston, Lincolnshire, PE21 7DL

£170,000

3 Bedroom Semi-Detached House

- Freehold
- No Onward Chain
- Three Bedroom Semi Detached
- Enclosed Rear Garden
- Spacious Rooms
- Popular Residential Area
- PRC Construction with Certificate Available
- Ground floor W/c and Conservatory
- Viewing Advised
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 89 Parthian Avenue, Wyberton, Boston, Lincolnshire, PE21 7DL](#)



Overview

Offered to the market with No Onward Chain, this well presented Three Bedroom home occupies a good sized plot within a popular and established residential location, conveniently positioned for a range of local schools, shops and amenities. Offering generous accommodation and excellent outside space, the property would make an ideal family home.

The accommodation is presented well throughout and begins with an Entrance Hall leading through to a good sized Lounge with Dining Area, providing plenty of space for both relaxing and family dining. The Kitchen is complemented by a useful Utility Room, while to the rear is a Conservatory overlooking and providing access to the garden, together with the added convenience of a Ground Floor WC.

To the first floor are Three Bedrooms and a Family Bathroom, providing practical and well proportioned accommodation for a family.

Externally, the property occupies a good sized plot with gardens to both the front and rear. The generous rear garden provides an excellent amount of outside space.

Further benefits include Gas Central Heating and uPVC Windows and Doors. Combining a popular location with well presented accommodation, generous gardens and the advantage of No Onward Chain, this property represents an excellent opportunity and viewing is highly recommended.

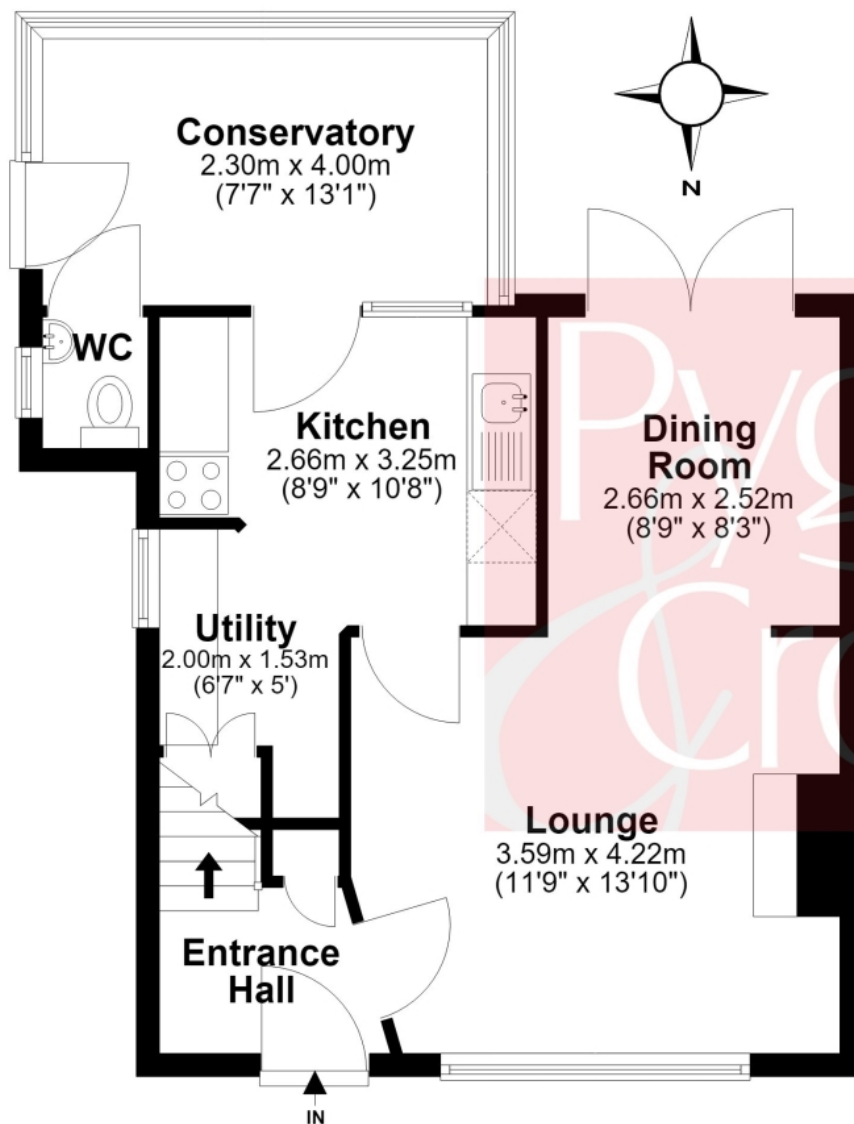
AGENTS NOTE: The property is of PRC construction and benefits from a PRC Certificate, which is available upon request.





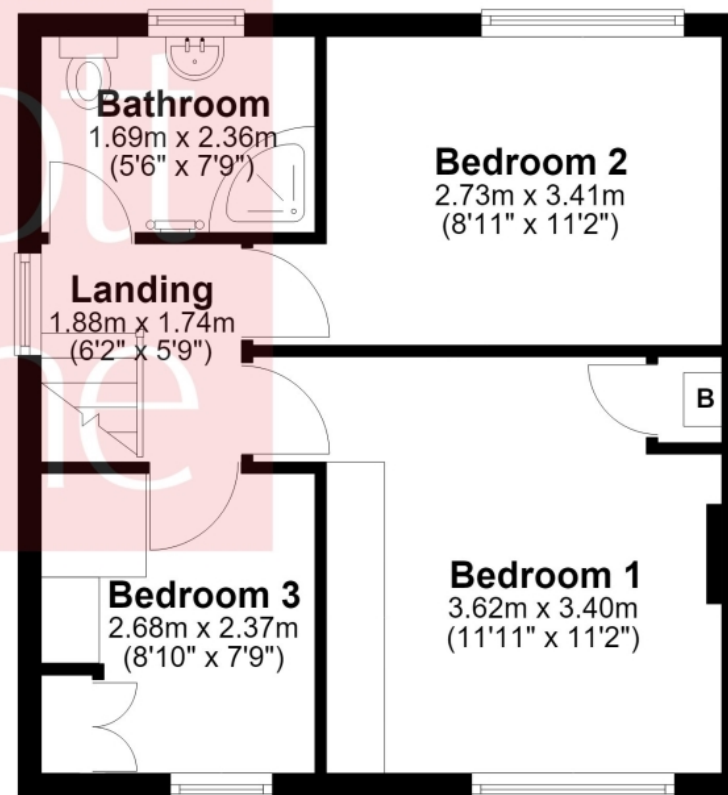
Ground Floor

Approx. 48.0 sq. metres (516.7 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



Total area: approx. 85.7 sq. metres (922.7 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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is on the market with our Boston branch

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