



42 Clifton Road
Boston, Lincolnshire, PE21 0QE

£82,000

2 Bedroom Flat

- Leasehold
- Price Reduced
- No Onward Chain
- Ideal Investment or First Home
- On Street Parking Available
- Viewing Advised
- Spacious Accommodation
- Two Bedroom First Floor Apartment
- Popular Location
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 42 Clifton Road, Boston, Lincolnshire, PE21 0QE](#)



Overview

A first floor flat situated on Clifton Road, Boston, offering a fantastic opportunity for both investors and those seeking a low-maintenance home. Available with no onward chain, the property is conveniently positioned with on-street parking available and provides easy access to local amenities and the town centre.



The accommodation is well laid out, comprising a spacious lounge with ample room for both living and dining furniture, creating a comfortable and versatile main living space. The kitchen/dining room is functional in its layout and benefits from a useful pantry for additional storage. There are two well-proportioned bedrooms, with the principal bedroom offering generous dimensions, alongside a second bedroom ideal for guests, a home office or additional living space. The shower room is neatly arranged and serves the property well, with a central hallway connecting all rooms.

Externally, the property benefits from access to garden space along with a balcony, providing a pleasant outdoor area to enjoy. With electrics serviced in 2025, this is a property ready to move into or let out, with scope for improvement if desired, making it an excellent investment or easy-to-manage residence.

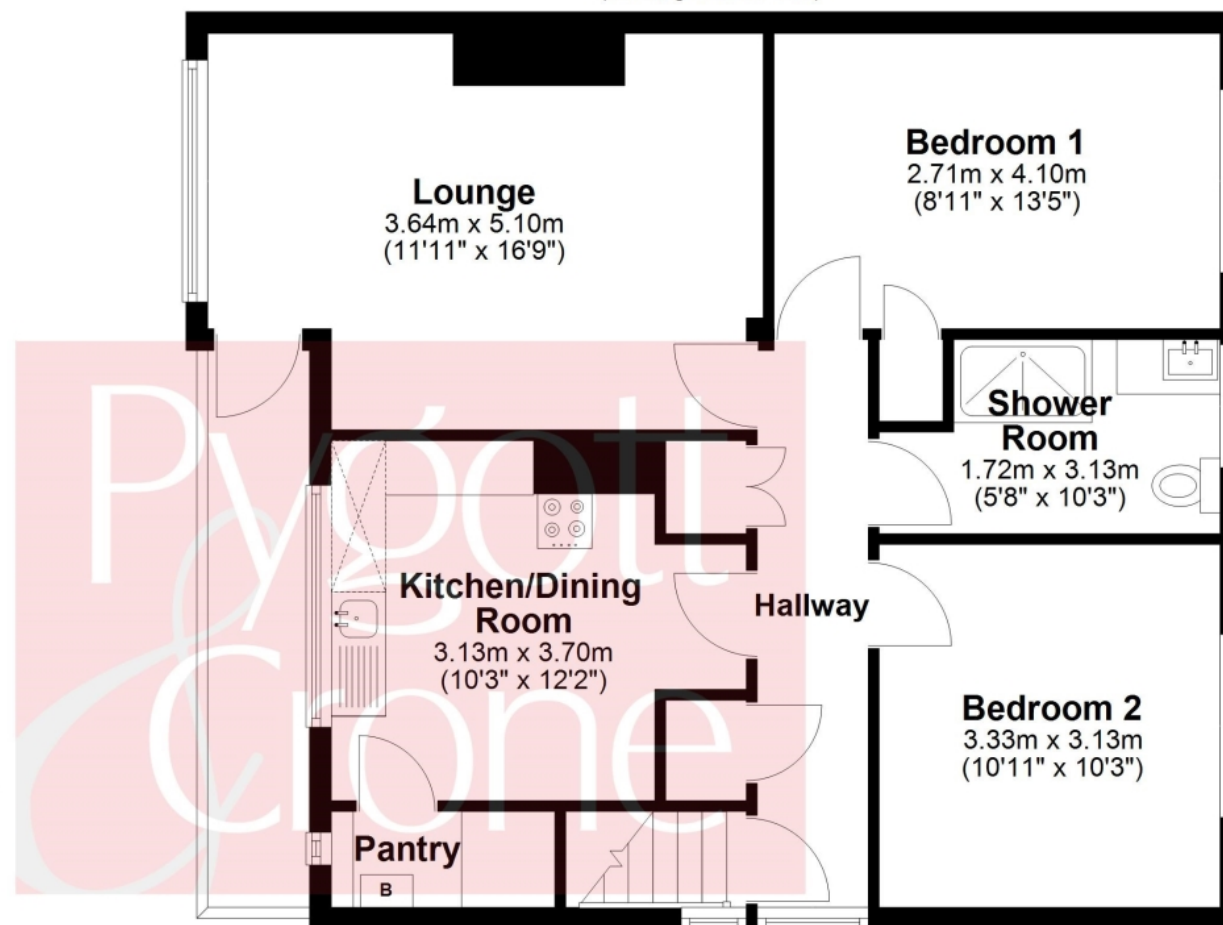
Agents Note: The property is leasehold with a term of 125 years from 20 February 1995, with approximately 94 years remaining. Ground rent is £420 per annum.





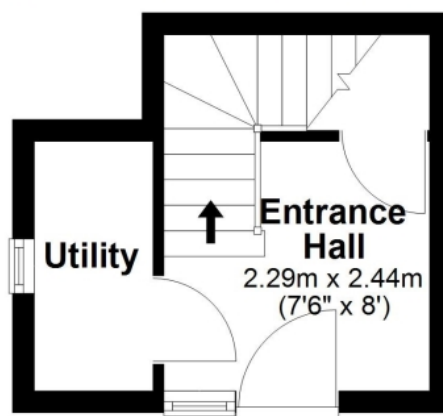
First Floor

Approx. 67.8 sq. metres (729.9 sq. feet)
(excluding unnamed room)



Ground Floor

Approx. 10.7 sq. metres (115.2 sq. feet)



Total area: approx. 78.5 sq. metres (845.1 sq. feet)

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



Location



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is on the market with our Boston branch

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