



4 Oakham Terrace
Boston, Lincolnshire, PE21 8PZ

Guide Price
£115,000

4 Bedroom Town House

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- Four Bedroom Townhouse
- Requires Modernisation
- Allocated Parking
- No Onward Chain
- Viewing Advised
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 4 Oakham Terrace, Boston, Lincolnshire, PE21 8PZ](#)



Overview

Modern Method Of Auction - T & C's Apply

Prime Opportunity For HMO Conversion (Subject to Planning and Consents) Or Spacious Family Home, this substantial four-bedroom townhouse is offered for sale via the Modern Method of Auction with no onward chain, presenting an exciting opportunity for investors, developers and owner occupiers alike. Requiring a programme of improvement and modernisation throughout, the property offers generous accommodation arranged over three floors, extending to over 1400sqft.

The versatile layout provides multiple reception areas, four well-proportioned bedrooms, an en-suite and family bathroom, offering excellent flexibility for a variety of buyers. With its size, configuration and central location, the property is considered ideally suited for HMO conversion, subject to the necessary planning permissions and consents, whilst also lending itself perfectly to a large family home.

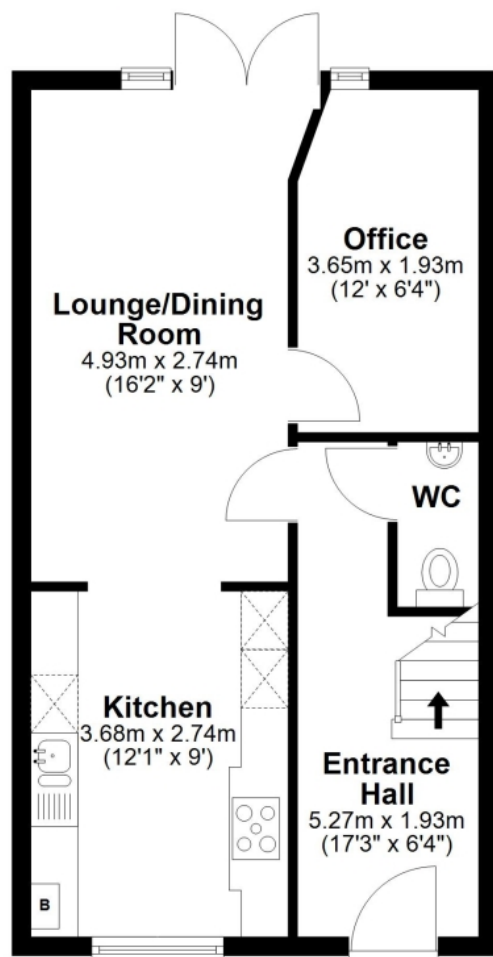
Further benefits include off-road parking and an enclosed rear garden, adding to the property's appeal and future potential. Offering an excellent opportunity to create a substantial family residence or attractive investment property, early viewing is highly recommended to appreciate the size, scope and possibilities on offer.





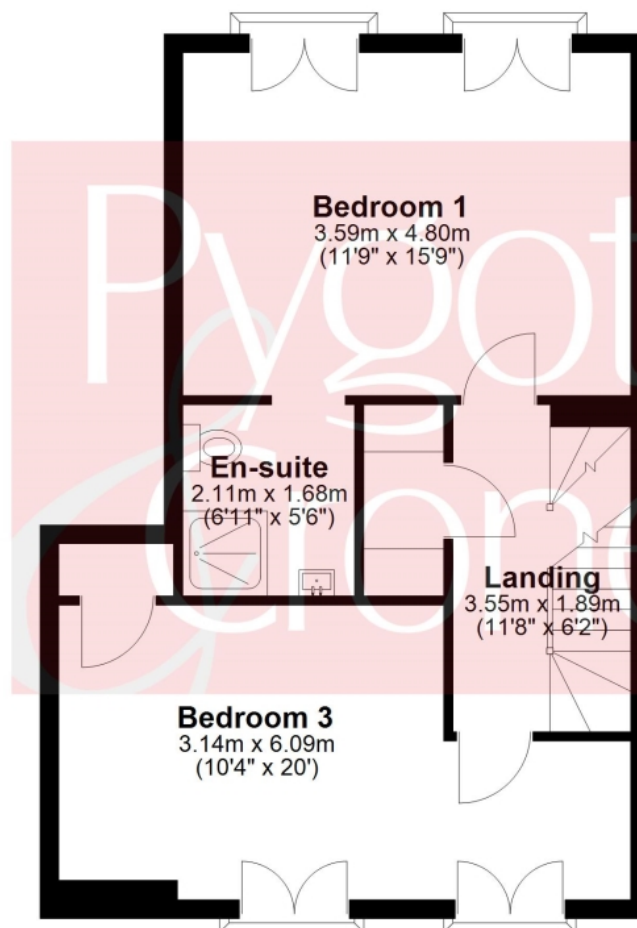
Ground Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



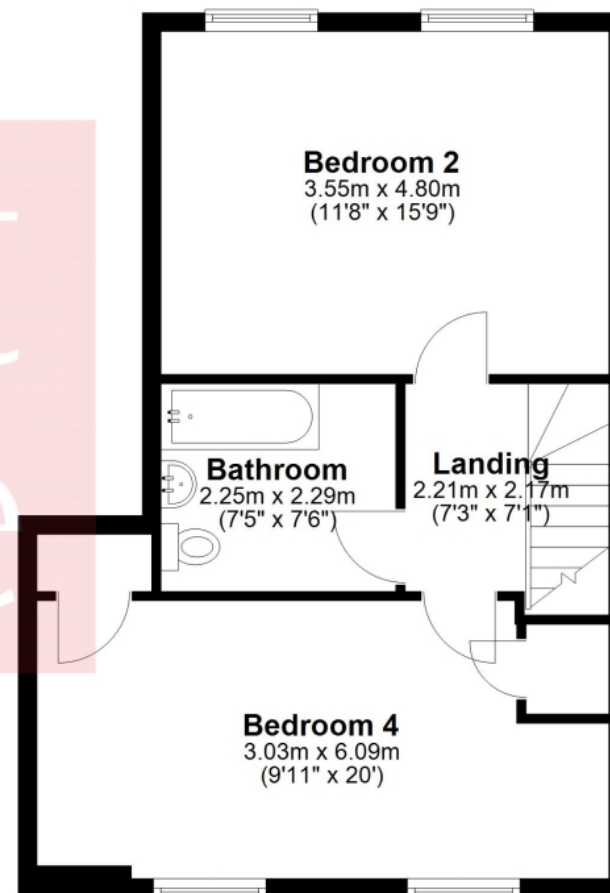
First Floor

Approx. 47.7 sq. metres (513.8 sq. feet)
(excluding Balcony, Balcony, Balcony, Balcony)



Second Floor

Approx. 47.3 sq. metres (509.6 sq. feet)



Total area: approx. 138.1 sq. metres (1486.5 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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