



13 Windsor Bank
Boston, Lincolnshire, PE21 0JD

£114,950

2 Bedroom Terraced House

- Freehold
- No Onward Chain
- Two Bedroom Terrace Property
- Front and Large Rear Garden
- En-Suite To Bedroom 1
- Well Presented Throughout
- New Consumer Unit Fitted 2026 and Modern Gas Boiler
- Views Over The Waterway
- EPC Rating - E, Council Tax Band -A

[Click here to access the Energy Performance Certificate for 13 Windsor Bank, Boston, Lincolnshire, PE21 0JD](#)



Overview

Offered to the market with No Onward Chain, this well presented Two Bedroom home enjoys an attractive position with pleasant views over the waterway to the front, while being conveniently located within walking distance of Boston town centre. The property would make an ideal First Time Buy or Investment opportunity and benefits from a particularly generous rear garden.

Internally, the accommodation comprises a Lounge leading through to a Dining Area, Kitchen and Ground Floor Bathroom. To the first floor are Two Bedrooms, with Bedroom One benefiting from a recently fitted En-Suite Shower Room.



The property has been well maintained and benefits from a modern Gas Central Heating Boiler, together with a new Consumer Unit fitted in August 2026.

Externally, there is a garden to the front enjoying attractive views towards the waterway, while to the rear is a large garden providing an excellent amount of outside space. A passageway to the side of the property provides useful side access and an additional entrance into the property.

With its well presented accommodation, generous garden, attractive outlook and convenient position close to the town centre, this property represents an excellent opportunity for First Time Buyers and Investors alike. Viewing is highly recommended.

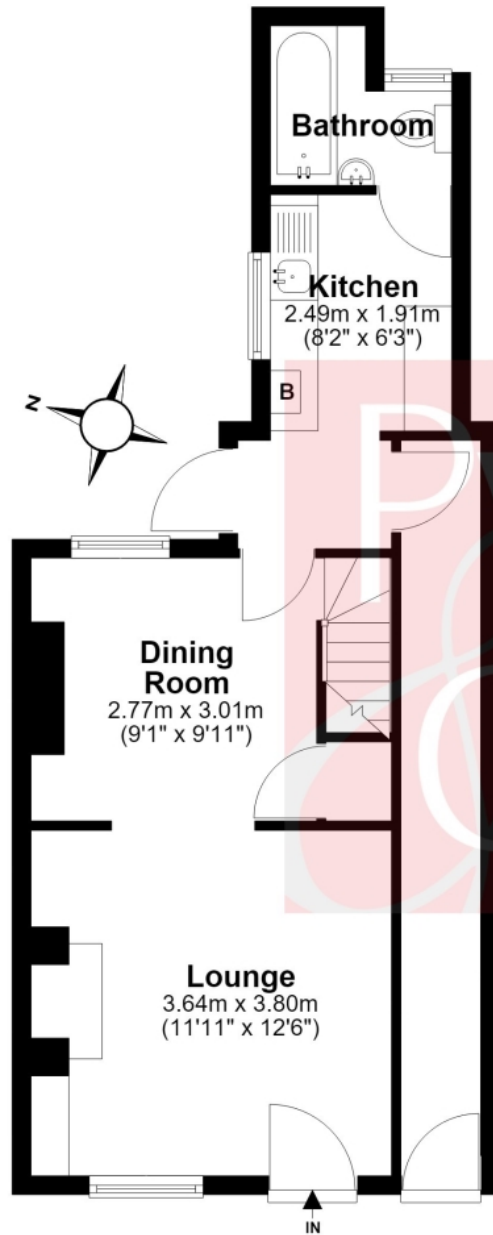
In accordance with the Estate Agents Act 1979 it should be noted that the vendor is a relative of an employee of the company Pygott & Crone and a personal interest is hereby declared.





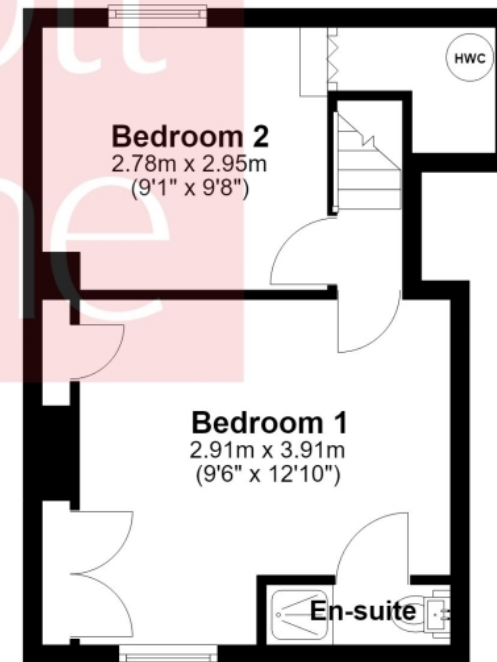
Ground Floor

Approx. 41.8 sq. metres (449.4 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.1 sq. feet)



Total area: approx. 69.9 sq. metres (752.5 sq. feet)

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



Location



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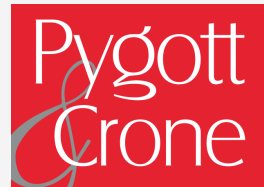
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is on the market with our Boston branch

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