



30 Charter Close, Boston, PE21 9PD



Freehold

£135,000



Key Features

- Semi-detached house
- Two bedrooms
- Lounge, dining kitchen & bathroom
- Driveway providing off-road parking
- Enclosed rear garden
- Gas central heating & double glazing
- Currently let – investment opportunity
- EPC rating C



A semi-detached house on the outskirts of town, currently let so sold as investment opportunity but can also be sold with vacant possession and would require giving tenant notice. Having accommodation comprising: porch, lounge and dining kitchen to ground floor. Two bedrooms and bathroom to first floor. Outside the property has a driveway providing off-road parking and an enclosed garden to the rear. The property benefits from gas central heating and double glazing. Currently let for £725PCM with a 6.4% gross rental yield.



ACCOMMODATION

Part glazed entrance door to the:

PORCH

With further door to the:

LOUNGE

4.1m x 3.8m (13'6" x 12'6")

Having window to front elevation, coved & textured ceiling, radiator, laminate flooring, staircase rising to first floor and fireplace with marble back & hearth, inset gas fire and wooden surround.

DINING KITCHEN

3.83m x 3.27m (12'7" x 10'8")

Having two windows to rear elevation, part glazed door to side elevation, radiator, tile effect flooring and gas fired boiler providing for both domestic hot water & heating. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, integrated electric oven, cupboards, drawers & appliance space under, cupboards & concealed cooker hood over, tall unit to side.



FIRST FLOOR LANDING

Having window to side elevation.

BEDROOM ONE

3.71m x 3.3m (12'2" x 10'10")

Having window to front elevation and radiator.

BEDROOM TWO

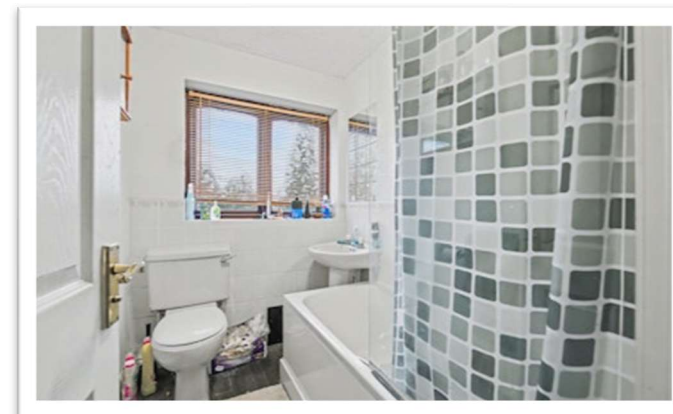
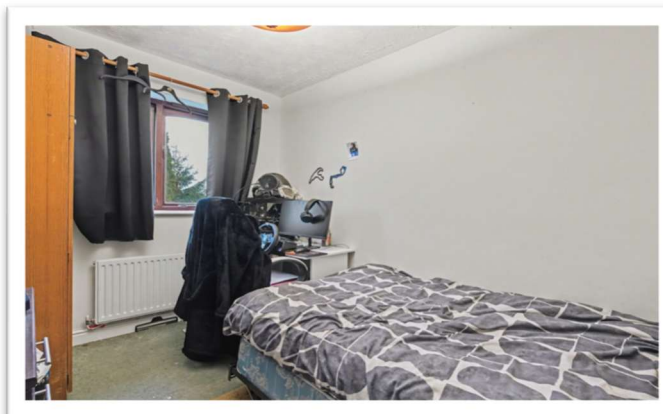
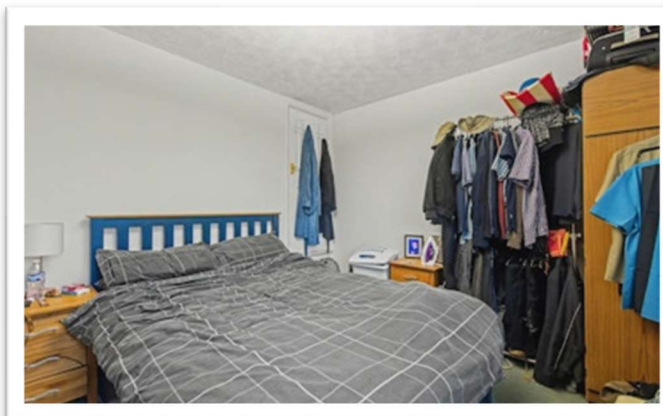
3.3m x 1.98m (10'10" x 6'6")

Having window to rear elevation and radiator.

BATHROOM

2.27m x 1.63m (7'5" x 5'4")

Having window to rear elevation, radiator, tiled splashbacks, wood effect flooring, panelled bath with shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a lawned garden. A driveway extends down the side of the property and provides off-road parking. Gated access to the:

REAR GARDEN

Being enclosed and laid to lawn with a decked patio area and garden shed.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band A.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

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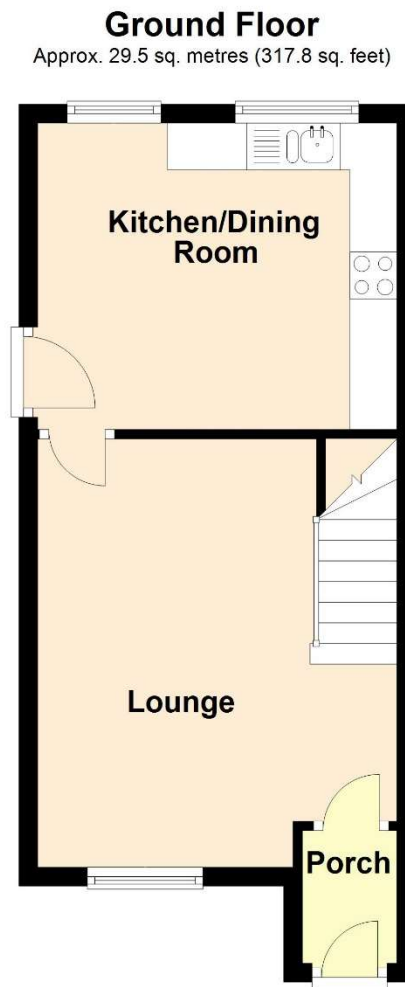
AGENT'S NOTES

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 **NEWTONFALLOWELL**



Floorplan



First Floor
Approx. 29.2 sq. metres (314.1 sq. feet)



Total area: approx. 58.7 sq. metres (632.0 sq. feet)



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