

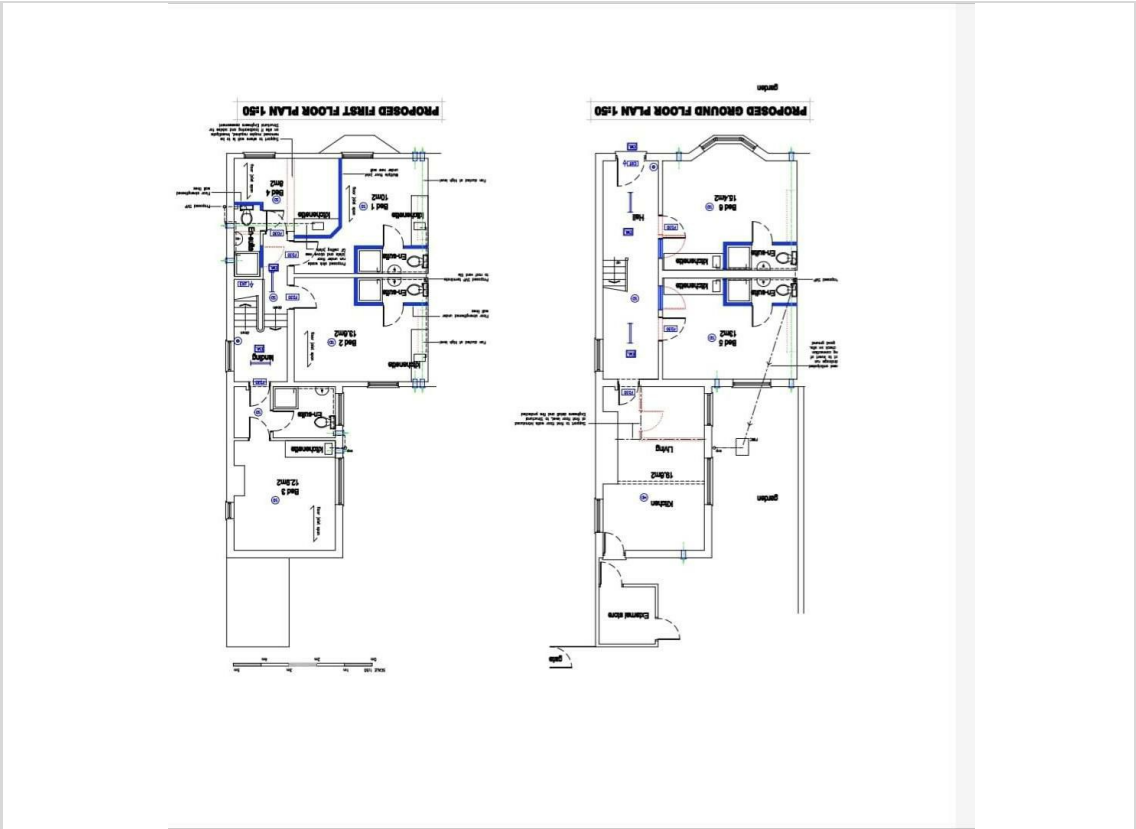


Carlton Road
Boston, PE21 8PQ

Offers In Excess Of £345,000 - Freehold , Tax Band - B

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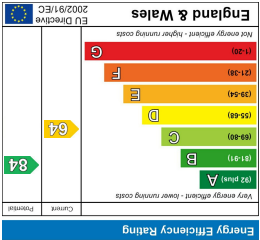
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

PLEASE NOTE IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Carlton Road

Boston, PE21 8PQ

Nestled on Carlton Road in the picturesque town of Boston, this splendid Victorian residence offers a unique opportunity for both investors and families. With six generously sized bedrooms and six bathrooms, this property is currently operating as a fully licensed House in Multiple Occupancy, yielding an impressive gross annual income of £46,380.

Upon entering, you are welcomed by a spacious entrance hall that features a striking staircase, leading you to the first floor. The modern kitchen-diner is designed for communal living, complete with high gloss units, an integrated cooker, hob, fridge freezer, and a utility area that includes a washing machine and a coin-operated tumble dryer for tenant convenience. The ground floor hosts two spacious double bedrooms, each with its own ensuite shower room, ensuring comfort and privacy for residents.

As you ascend to the first floor, you will discover three additional double bedrooms, all equipped with ensuite facilities, alongside a smaller sixth bedroom and a separate shower room conveniently located on the landing. This thoughtful layout caters perfectly to the needs of multiple occupants.

Outside, the property boasts an extensive driveway that accommodates up to three vehicles, leading to a triple carport at the rear. The enclosed garden and patio area provide a delightful space for relaxation and outdoor entertaining, making it an ideal setting for both residents and guests.

Having been converted and refurbished to a high standard by the current owner, this property is managed through a reputable local letting agent. Its prime location, just a stone's throw from the town centre, enhances its appeal, making it a fantastic investment opportunity or a spacious family home. Do not miss the chance to acquire this exceptional property in Boston, where comfort meets convenience in a charming setting.

The communal kitchen diner is fitted with modern high gloss units, integrated cooker, hob, fridge freezer, as well as having a washing machine and coin operated tumble dryer for the tenants.

Current rental figures at the time of marketing, as advised by the vendor:

- Room One – with kitchenette and en-suite shower room - £150 per week.
- Room Two - with kitchenette and en-suite shower room - £150 per week.
- Room Three - with kitchenette and en-suite shower room - £150 per week.
- Room Four - with kitchenette and en-suite shower room - £150 per week.
- Room Five - with kitchenette and en-suite shower room - £150 per week.
- Room Six – with kitchenette and separate adjacent shower room - £140 per week.

This property also has potential to extend further to the rear, to create additional rooms or another self contained unit, subject to relevant planning permission.

Entrance Hall

25'11" x 6'7"

Communal Kitchen Diner

19'4" x 10'6"

Room One

13'6" x 11'1"

Room Two

12'4" x 16'0"



Room Three

12'11" x 11'10"

Room Four

26'2" x 26'2"

Room Five

11'11" x 15'11"

Room Six

15'2" x 15'10"

Landing

5'5" x 6'6"

Landing

11'4" x 2'9"

Hallway

4'11" x 5'0"

Hallway

6'3" x 4'3"

EPC - D

64/84

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: Not Known
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private, Garage Bloc
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL

