



12 Frampton Place, Boston, PE21 8EL

 3  1  2

Freehold

£100,000



Key Features

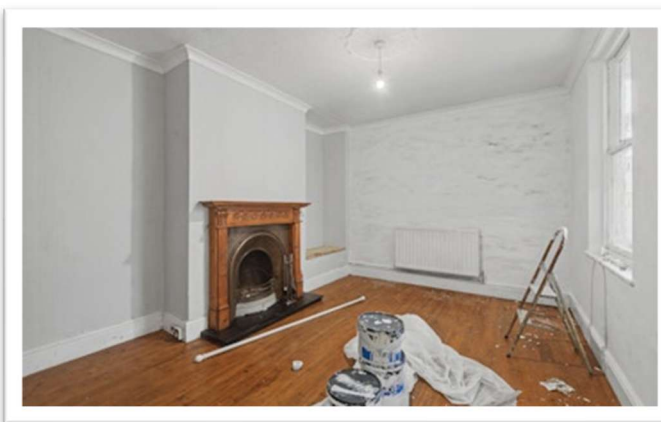
- End terrace house
- Three bedrooms
- Lounge & dining room
- Kitchen, utility & bathroom
- Off-road parking & garden
- PP for attached three bedroom house
- EPC rating E
- NO CHAIN



INVESTMENT OPPORTUNITY - An end terrace house with full planning permission granted for extensions & alterations to existing dwelling to form an attached new three bedroom dwelling.

The property itself is in need of updating and has an entrance porch, kitchen, utility, dining room, lounge, three bedrooms and bathroom. The property has an attached double garage which has full planning permission granted for an attached three bedroom house with a lounge, open plan living/dining/kitchen, utility, cloakroom, en-suite and bathroom.

When complete both properties will have off-road parking to the front and enclosed gardens to the rear. **NO CHAIN**



ACCOMMODATION

PORCH

2.48m x 2.32m (8'1" x 7'7")

KITCHEN

2.36m x 2.1m (7'8" x 6'11")

UTILITY

2.99m x 1.78m (9'10" x 5'10")

DINING ROOM

4.87m x 3.38m (16'0" x 11'1")

LOUNGE

3.97m x 3.67m (13'0" x 12'0")

HALL

FIRST FLOOR LANDING

BEDROOM ONE

3.96m x 3.67m (13'0" x 12'0")

BEDROOM TWO

2.46m x 2.4m (8'1" x 7'11")

BEDROOM THREE

2.47m x 2.39m (8'1" x 7'10")

BATHROOM

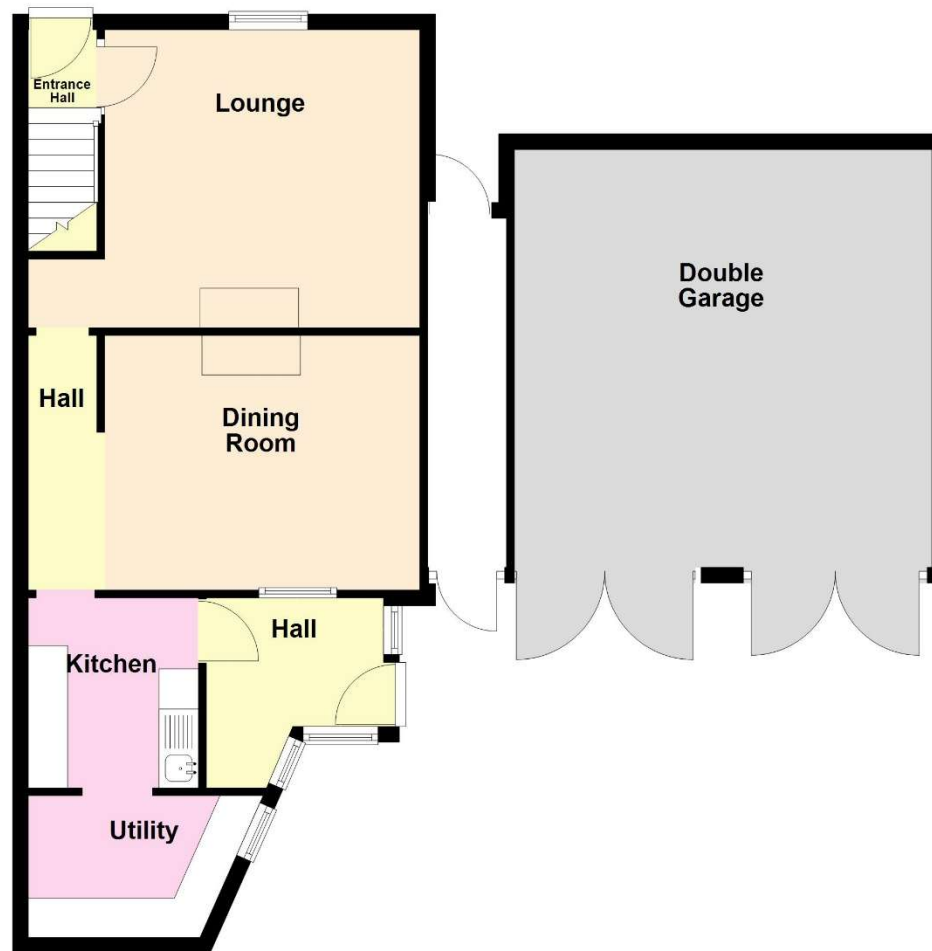
3.95m x 1.5m (13'0" x 4'11")

DOUBLE GARAGE

5.32m x 5.3m (17'6" x 17'5")

Ground Floor

Approx. 84.0 sq. metres (903.9 sq. feet)



First Floor

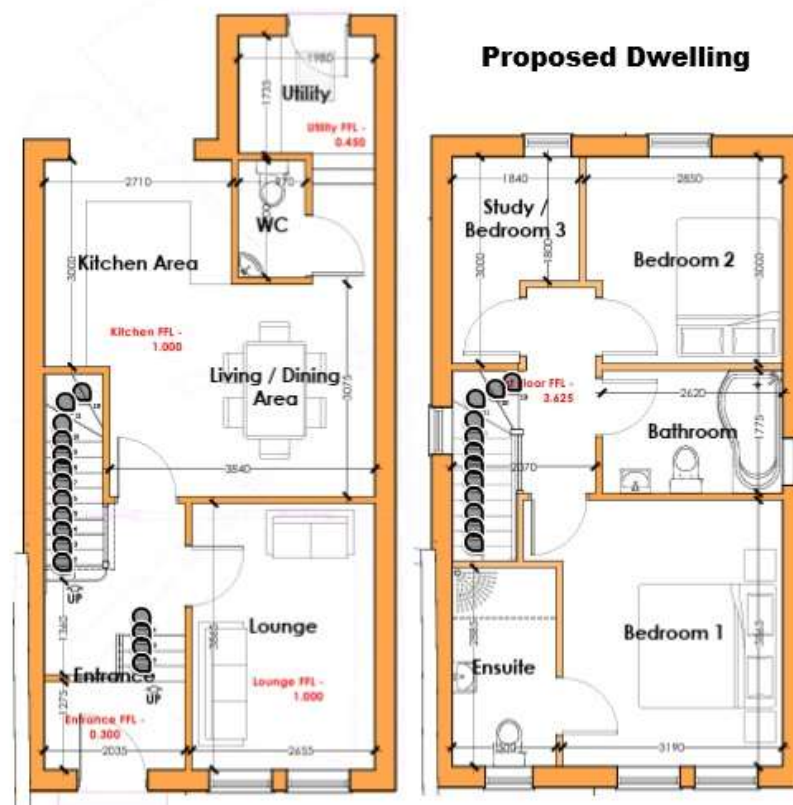
Approx. 41.8 sq. metres (449.8 sq. feet)



Total area: approx. 125.8 sq. metres (1353.7 sq. feet)



Full planning permission was granted on 3rd June 2025 for extensions & alterations to the existing dwelling to form attached new dwelling. Planning application number: B/25/0060. The accommodation will comprise of and entrance hall, lounge, open plan living/dining area with kitchen off, cloakroom & utility to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom. The new property will also have parking to the front and a garden to the rear.





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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lifetime legal

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