



12 Frampton Place, Boston, PE21 8EL



Freehold

£100,000



Key Features

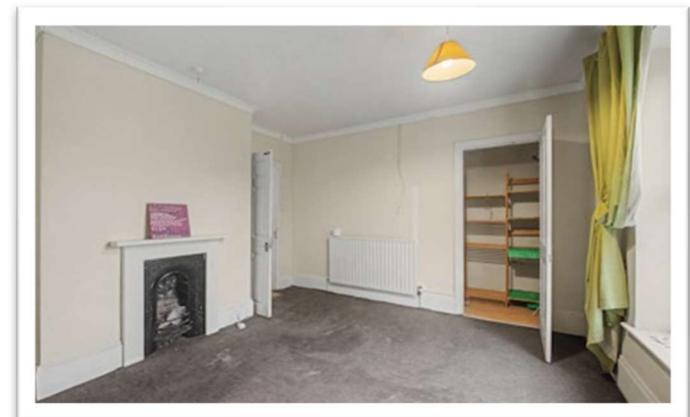
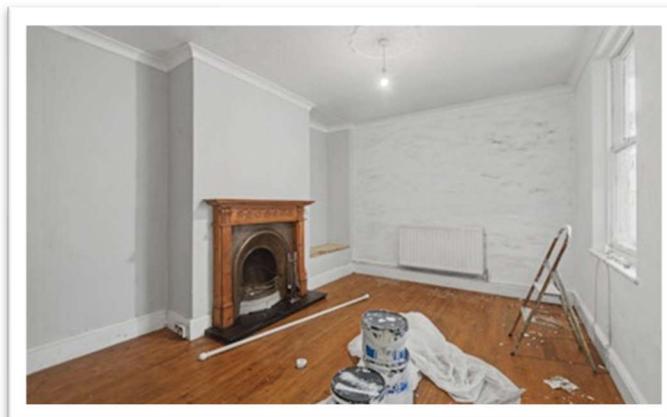
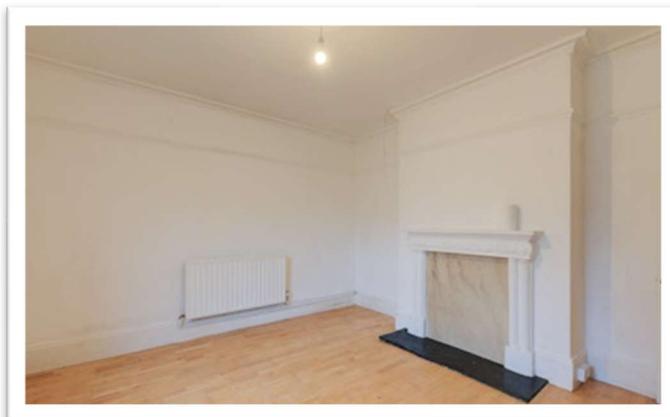
- End terrace house
- Three bedrooms
- Lounge & dining room
- Kitchen, utility & bathroom
- Off-road parking & garden
- PP for attached three bedroom house
- EPC rating E
- NO CHAIN



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



NEWTONFALLOWELL

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

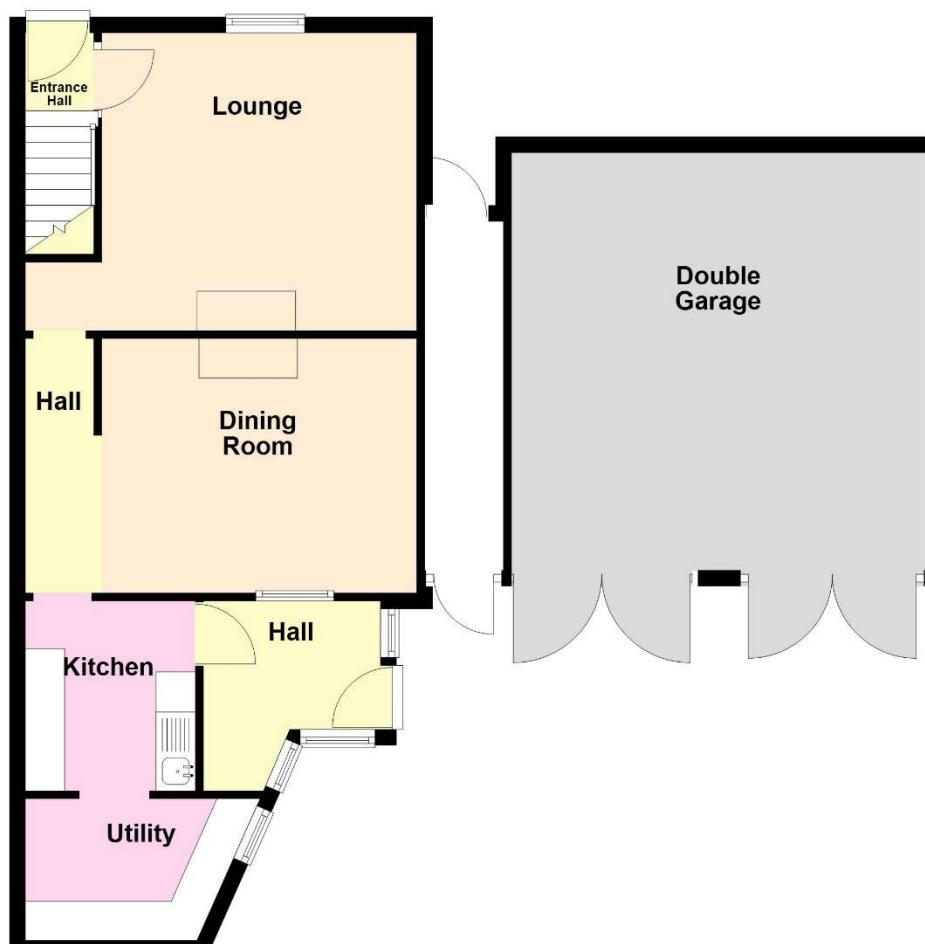
3.95m x 1.5m (13'0" x 4'11")

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)

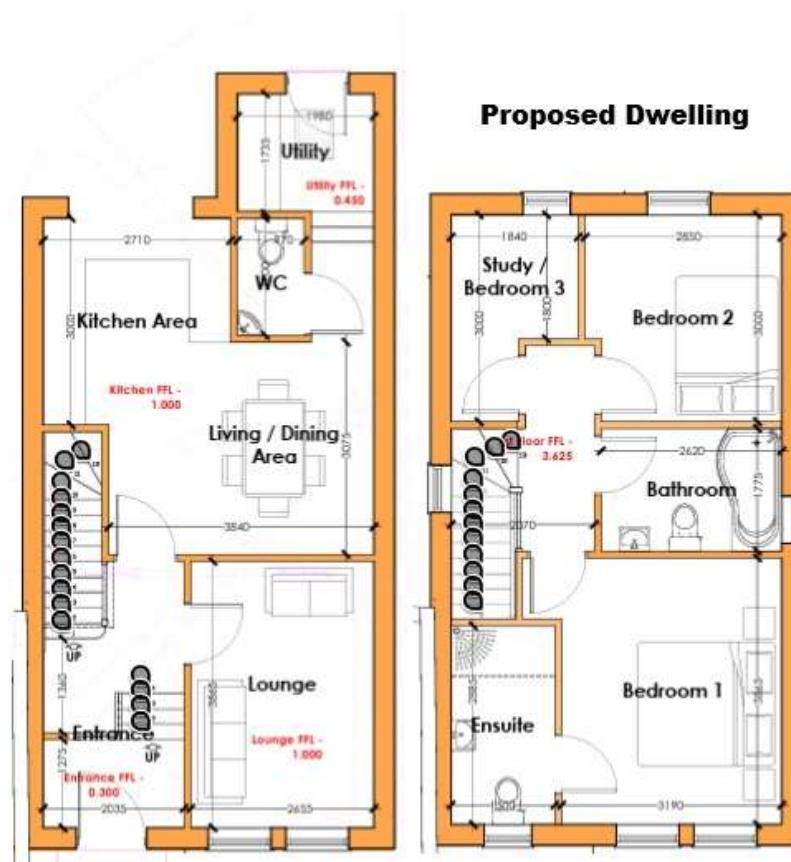


Total area: approx. 125.8 sq. metres (1353.7 sq. feet)



PLANNING PERMISSION

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.



NEWTONFALLOWELL



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.

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



lifetime legal

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

 **NEWTONFALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk