



 **NEWTON**  
**FALLOWELL**

7 St. Marks Terrace, Boston – PE21 6PX  
£79,950

# 7 St. Marks Terrace

Boston

IDEAL INVESTMENT OPPORTUNITY A two bedroom mid-terrace house with a rear yard situated close to the town centre & central park. Currently let for £590 per calendar month. With a lounge/diner, kitchen & bathroom. NO CHAIN

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F





## ACCOMMODATION

Part glazed front entrance door through to the:

### LOUNGE/DINER

21' 1" x 10' 11" (6.42m x 3.33m)

Having window to front elevation, two radiators and door to staircase rising to first floor.

### KITCHEN

11' 5" x 8' 6" (3.47m x 2.58m)

(max L-shaped) Having window & glazed door to rear elevation, radiator, tiled floor and fitted with base & wall units with work surfaces & tiled splashbacks incorporating: stainless steel sink & drainer with mixer tap, space for electric cooker, space & plumbing for automatic washing machine & fridge/freezer.

### BATHROOM

Having window to rear elevation, panelled bath, close coupled WC and hand basin.

### FIRST FLOOR LANDING

#### BEDROOM ONE

11' 7" x 11' 3" (3.52m x 3.43m)

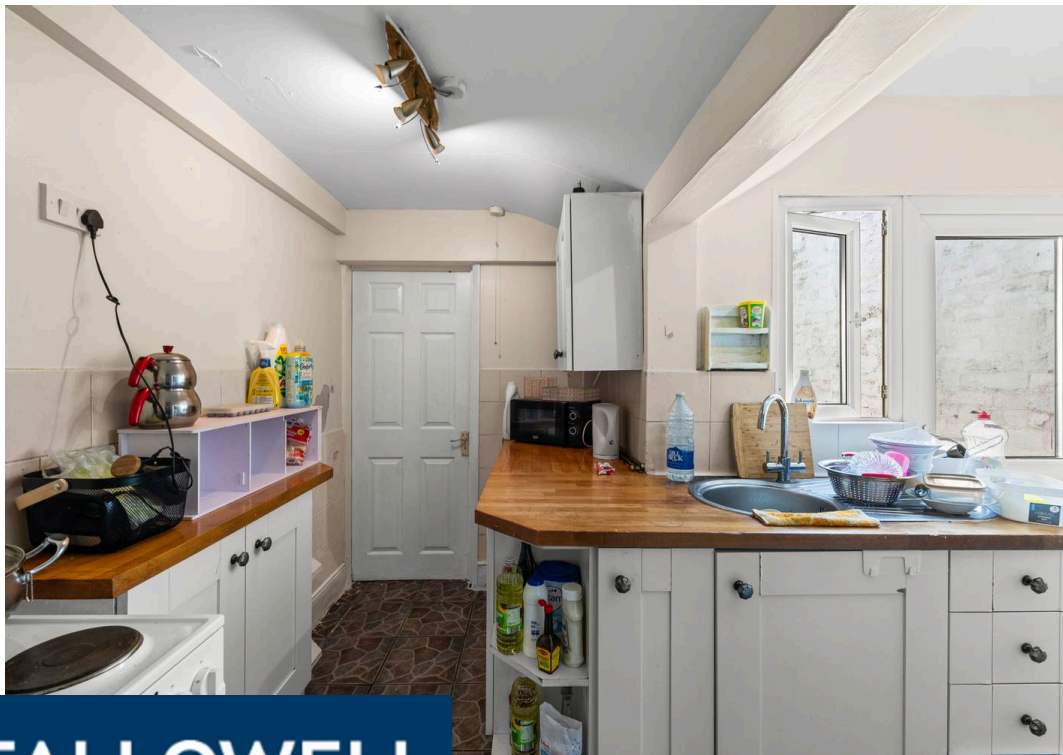
Having window to front elevation and radiator.

#### BEDROOM TWO

9' 5" x 9' 1" (2.87m x 2.78m)

Having window to rear elevation, radiator and built-in cupboard housing gas fired combination boiler providing for both domestic hot water & heating.





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## EXTERIOR

To the front of the property there is a small garden enclosed by a low brick wall with a wrought iron pedestrian hand gate. The property also has a rear yard.

## 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.

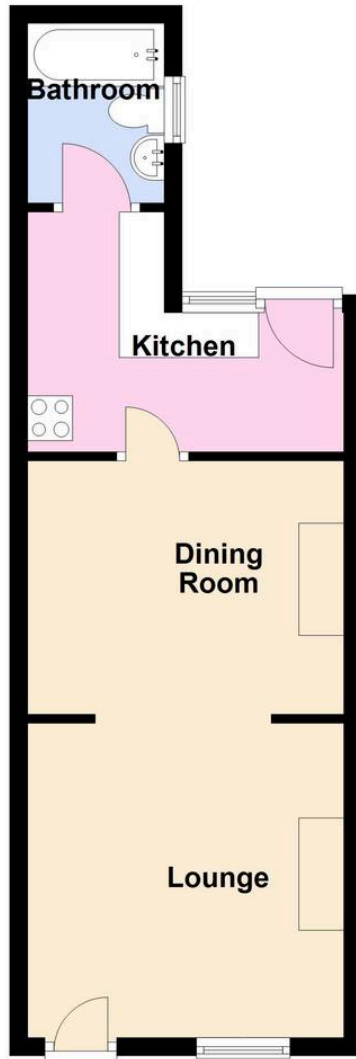
## AGENT'S NOTES

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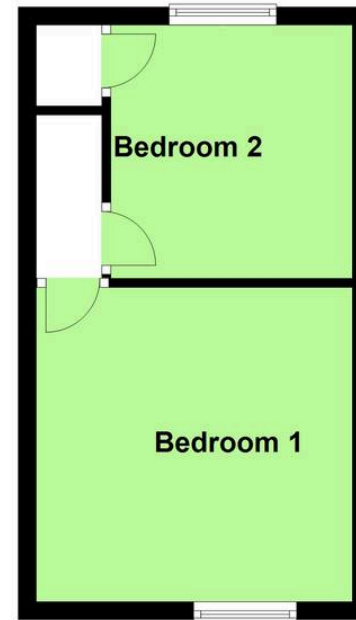
### Ground Floor

Approx. 33.3 sq. metres (358.4 sq. feet)



### First Floor

Approx. 22.6 sq. metres (243.2 sq. feet)



Total area: approx. 55.9 sq. metres (601.7 sq. feet)

## Newton Fallowell Estate Agents

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