



 **NEWTON**
FALLOWELL

22 Frampton Place, Boston – PE21 8EL
£120,000

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Boston, PE21 8EL - £120,000

INVESTMENT OPPORTUNITY An end terrace house located off Sleaford Road and sold with a tenant in-situ for a monthly rental of £850.

Having accommodation comprising: entrance hall, lounge, dining room, kitchen, utility and bathroom to ground floor.

Three bedrooms to first floor. Outside the property has an enclosed courtyard with a garden beyond. The property benefits from gas central heating.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





ACCOMMODATION

Front entrance door with fanlight over through to the:

ENTRANCE HALL

Having radiator, laminate flooring and staircase rising to first floor.

LOUNGE

13' 10" x 12' 2" (4.22m x 3.72m)

Having bay window to front elevation, sash window to side elevation and radiator.

DINING ROOM

13' 1" x 12' 5" (4.00m x 3.78m)

Having sash windows to side & rear elevations and radiator.

KITCHEN

9' 0" x 8' 11" (2.74m x 2.72m)

Having sash window & part glazed door to side elevation, tile effect flooring and understairs storage cupboard. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards and space for dishwasher under. Further work surface with cupboard & drawers under, cupboards over. Work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards & extractor over.





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UTILITY

Having window to side elevation, tile effect flooring, gas fired combination boiler providing for both domestic hot water & heating, work surface with space & plumbing for automatic washing machine under and built-in double cupboard.

BATHROOM

Having window to side elevation, heated towel rail, tiled splashbacks, extractor, panelled bath with electric shower fitting over, close coupled WC and pedestal hand basin.

FIRST FLOOR LANDING

Having radiator, access to roof space and built-in storage cupboard.

BEDROOM ONE

16' 4" x 11' 7" (4.99m x 3.53m)

Having two windows to front elevation and radiator.

BEDROOM TWO

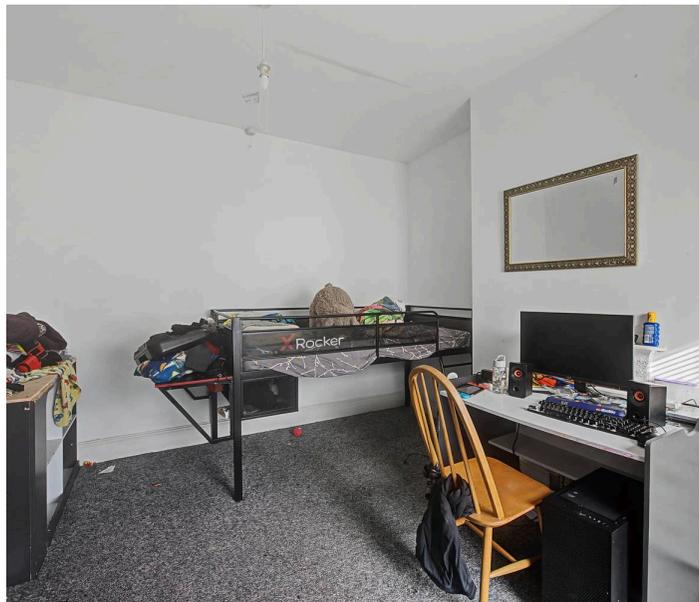
12' 5" x 10' 8" (3.79m x 3.26m)

Having window to rear elevation and radiator.

BEDROOM THREE

11' 3" x 9' 1" (3.43m x 2.76m)

Having window to rear elevation, radiator and built-in cupboard.





EXTERIOR

To the front of the property there is a small gravelled garden with a footpath leading to the front entrance door. To the rear of the property there is a concrete courtyard, a lawned area and gated access to a further garden area.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators. The current council tax is band A. The property is currently let at £850 pcm.





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Ground Floor

Approx. 53.8 sq. metres (579.2 sq. feet)



First Floor

Approx. 46.8 sq. metres (503.2 sq. feet)





Newton Fallowell Estate Agents

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