

NEWTON FALLOWELL

45 Taylor Close, Fishtoft - PE21 0NL

Guide Price **£65,000**

45 Taylor Close

Fishtoft, Boston

Investment opportunity. A modern two bedroom semi-detached house in a sought after cul-de-sac location. Sold with a tenant in-situ and let on an Assured Shorthold rolling tenancy, generating an income of £8,880 per year. Having accommodation comprising: kitchen, lounge & cloakroom to ground floor. Two bedrooms and bathroom to first floor. Outside the property has off-road parking for two cars and an enclosed rear garden. The property benefits from gas central heating and double glazing.

Please note that this property is being marketed by us in our capacity as an introductory agent on behalf of Barney Estates, London.

ACCOMMODATION

The accommodation in brief comprises:

KITCHEN

8' 11" x 6' 3" (2.71m x 1.91m)

LOUNGE

13' 5" x 12' 5" (4.08m x 3.79m)

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM ONE

13' 6" x 11' 8" (4.11m x 3.56m)
(max)

BEDROOM TWO

9' 7" x 6' 9" (2.92m x 2.07m)

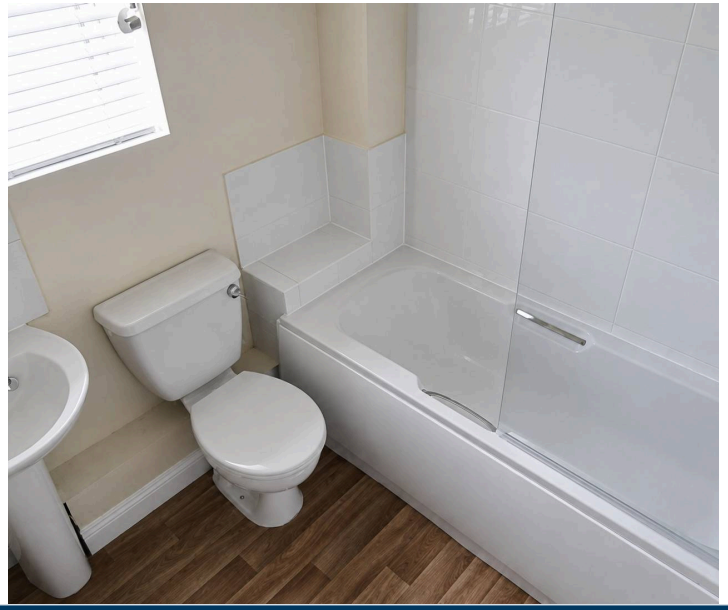
BATHROOM

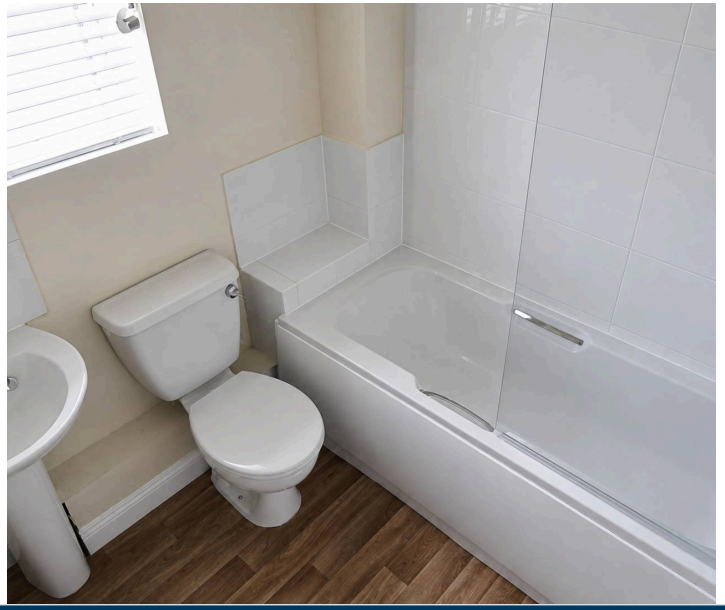
6' 6" x 6' 4" (1.97m x 1.92m)

Council Tax band: A - Tenure: Freehold - EPC Energy Efficiency Rating: C









EXTERIOR

The property has off-road parking to the front for two cars and an enclosed rear garden.

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.

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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