



53 Freiston Road

Boston

A terrace house conveniently located within walking distance to Boston town centre. The property is currently let and can either be sold as an ongoing investment or with vacant possession. Having accommodation comprising: entrance porch, lounge/diner, kitchen, rear entrance lobby and bathroom to ground floor. Two bedrooms to first floor. Outside the property has an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





ACCOMMODATION

Part glazed entrance door through to the:

ENTRANCE PORCH

Having tiled floor and further part glazed door to the:

LOUNGE/DINER

19' 9" x 12' 0" (6.01m x 3.67m)

Having window to front elevation, radiator, laminate flooring and gas fire.

KITCHEN

10' 9" x 9' 11" (3.27m x 3.01m)

Having window to rear elevation, radiator, laminate flooring and staircase rising to first floor off. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer inset to work surface, space for gas cooker, cupboards & drawers under, cupboards & extractor over. Work surface return with space & plumbing for automatic washing machine under, cupboard over.

REAR ENTRANCE LOBBY

Having part glazed door to side elevation, space & plumbing for automatic washing machine and cupboard housing gas fired combination boiler providing for both domestic hot water & heating.



BATHROOM

Having window to side elevation, radiator, panelled bath, close coupled WC and pedestal hand basin.

FIRST FLOOR LANDING

BEDROOM ONE

11' 3" x 11' 1" (3.43m x 3.37m)

Having window to front elevation and radiator.

BEDROOM TWO

9' 0" x 7' 5" (2.74m x 2.25m)

Having window to rear elevation and radiator.





EXTERIOR

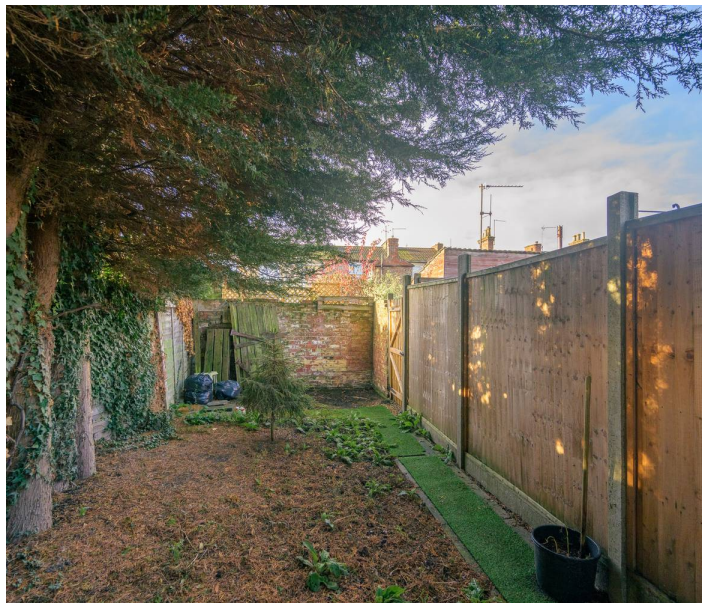
To the rear of the property there is an enclosed garden with a rear access gate and a paved area.

SERVICES

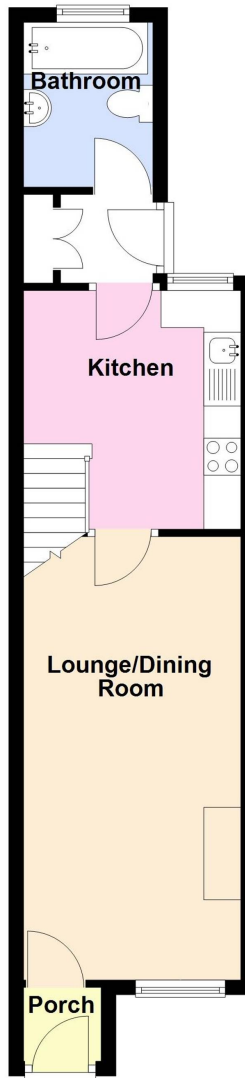
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band A. The property is currently let on an assured shorthold tenancy agreement for £155 per week. The property can be sold as an ongoing investment or with vacant possession.

LIFETIME LEGAL

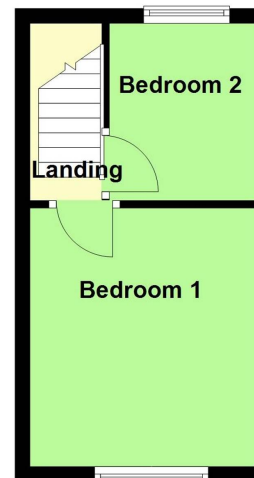
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Ground Floor
Approx. 34.9 sq. metres (376.1 sq. feet)



First Floor
Approx. 18.3 sq. metres (197.5 sq. feet)



Total area: approx. 53.3 sq. metres (573.6 sq. feet)

Newton Fallowell Estate Agents

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