

NEWTON FALLOWELL

4 Willoughby Road, Boston - PE21 9EG

£95,000

4 Willoughby Road

Boston

INVESTMENT OPPORTUNITY - A Grade II Listed three storey terrace house conveniently situated within walking distance to Boston town centre and overlooking the Maud Foster Waterway to the front. Sold with a tenant in-situ and having accommodation comprising: lounge, dining room and kitchen to ground floor. Bedroom and bathroom to first floor plus a further bedroom to the second floor. Outside there is a small enclosed yard and the property is offered with the benefit of NO CHAIN. Currently let at £650 per calendar month giving a 7.8% Gross Annual Yield.

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

ACCOMMODATION

Front entrance door through to the:

LOUNGE

11' 1" x 11' 0" (3.38m x 3.35m)

Having window to front elevation and radiator.

DINING ROOM

11' 1" x 7' 2" (3.38m x 2.18m)

Having window to rear elevation, radiator and staircase rising to first floor.

KITCHEN

10' 8" x 10' 10" (3.26m x 3.29m)

(max) Having window & door to side elevation, work surface with tiled splashback, inset stainless steel sink & drainer, cupboards & drawers under, cupboards over, electric hob and electric oven.

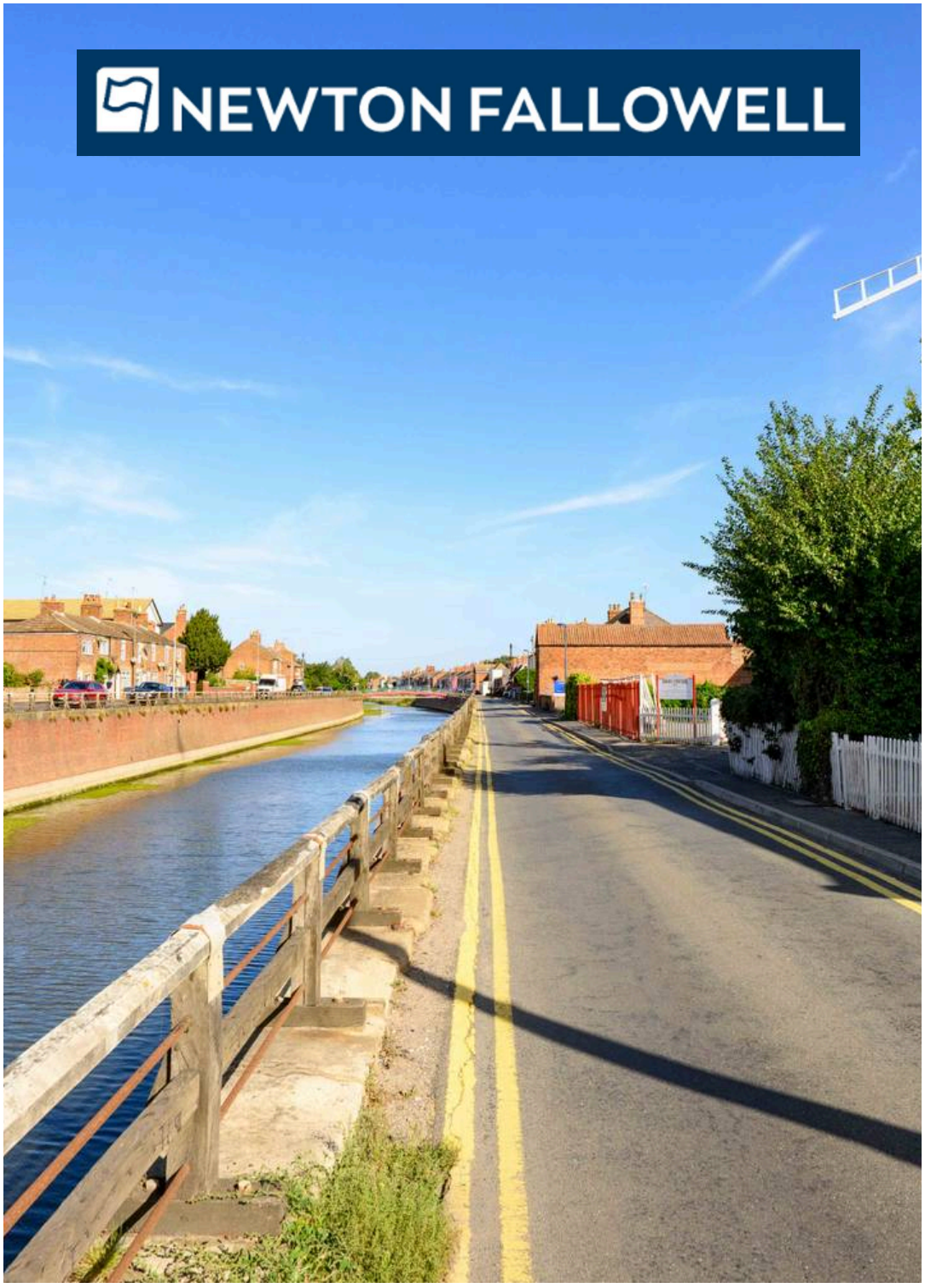
FIRST FLOOR LANDING

Having radiator and staircase to bedroom two.

BEDROOM ONE

11' 1" x 11' 0" (3.39m x 3.36m)

(max) Having window to front elevation, radiator and built-in cupboard.









BATHROOM

Having window to rear elevation, radiator, cupboard housing gas fired combination boiler providing for both domestic hot water & heating, panelled bath with shower fitting over, close coupled WC and pedestal hand basin.

SECOND FLOOR BEDROOM TWO

14' 8" x 9' 9" (4.48m x 2.98m)

(max) Having window to front elevation and radiator.

EXTERIOR

To the rear of the property there is a small enclosed yard.

SERVICES

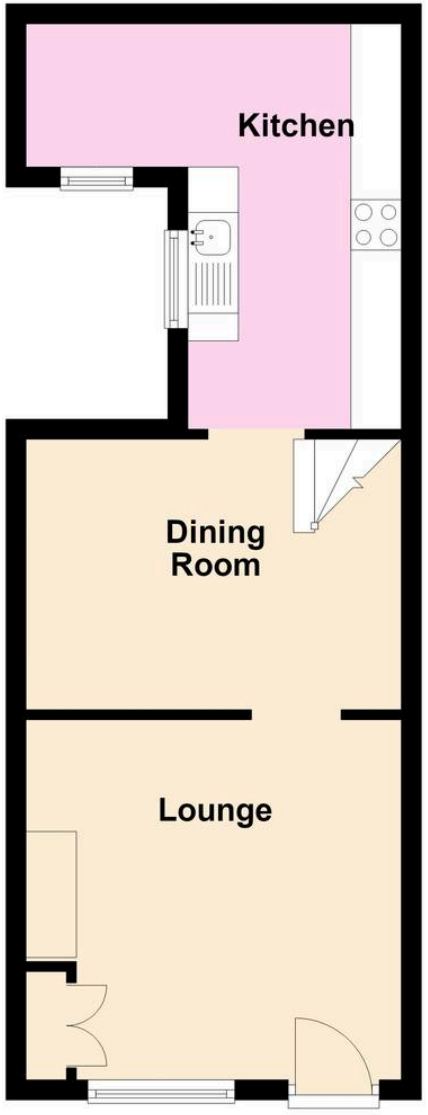
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the current council tax is band A.

LIFETIME LEGAL

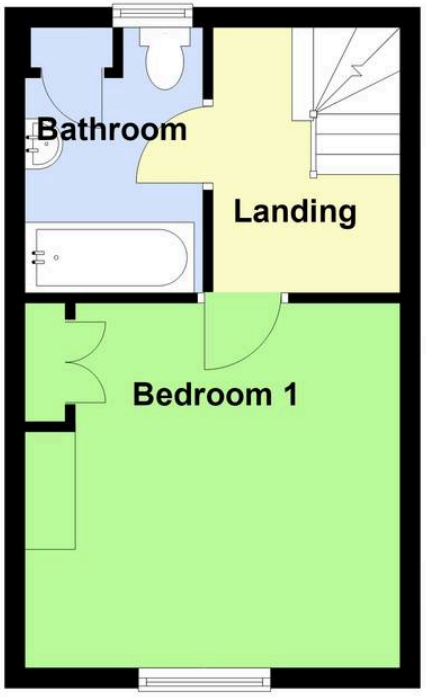
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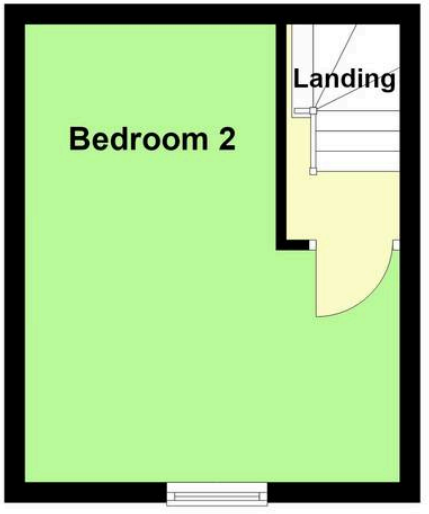
Ground Floor



First Floor



Second Floor



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