



7 St Marks Terrace, Boston, PE21 6PX



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FREEHOLD - £79,950

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. Having accommodation comprising: lounge/diner, kitchen & bathroom to ground floor. Two bedrooms to first floor. NO CHAIN

ACCOMMODATION

Part glazed front entrance door through to the:

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

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

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

(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 & 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 3.52m x 3.43m (11'6" x 11'4")

Having window to front elevation and radiator.

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

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

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.

SERVICES

The property has mains gas, electricity, water & drainage connected. Heating is via a gas fired combination boiler providing for both domestic hot water & heating. The current council tax is band A.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

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