



31 James Street

Boston

INVESTMENT OPPORTUNITY - Sold with tenant in-situ and currently let at £650 per calendar month giving a 7.8% Gross Annual Yield. An end terrace house with accommodation comprising: lounge, dining room, kitchen, utility, bathroom and rear entrance to ground floor. Three bedrooms to first floor. Outside the property has an enclosed yard leading to a lawned garden beyond. The property benefits from gas central heating and double glazing.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

Part glazed front entrance door through to the:

LOUNGE

11' 10" x 10' 4" (3.60m x 3.16m)

Having window to front elevation, coved ceiling, radiator and tiled floor. Archway to the:

DINING ROOM

11' 10" x 11' 8" (3.60m x 3.55m)

Having internal window to rear elevation, coved ceiling, radiator, tiled floor and staircase rising to first floor.

KITCHEN

12' 4" x 6' 0" (3.75m x 1.83m)

Having internal window to side elevation, radiator, tiled floor and part glazed door to rear entrance porch. 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 & drawers under. Further work surface with inset gas hob, integrated electric oven & cupboard under, cupboard & extractor over. Further work surface with cupboard under, cupboards over and space for upright fridge/freezer to side.

UTILITY

6' 3" x 5' 6" (1.90m x 1.67m)

Having window to side elevation, tiled floor, work surface with inset stainless steel sink & drainer, cupboard, space & plumbing for automatic washing machine under and gas fired boiler providing for both domestic hot water & heating.

BATHROOM

Having window to side elevation, radiator, panelled bath with electric shower fitting over, close coupled WC and pedestal hand basin.

REAR ENTRANCE

Of sealed unit double glazed uPVC frame construction with polycarbonate roof and door to garden.



FIRST FLOOR LANDING

BEDROOM ONE

11' 9" x 10' 5" (3.58m x 3.17m)

Having window to front elevation, coved ceiling and radiator.

BEDROOM TWO

11' 7" x 9' 6" (3.52m x 2.90m)

Having window to rear elevation, coved ceiling, radiator, access to roof space and airing cupboard housing hot water cylinder with shelving. Door to:

BEDROOM THREE

8' 4" x 5' 10" (2.55m x 1.79m)

Having window to side elevation and radiator.

EXTERIOR

To the rear of the property there is a large enclosed yard with side access leading to a lawned garden with a garden shed.

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.

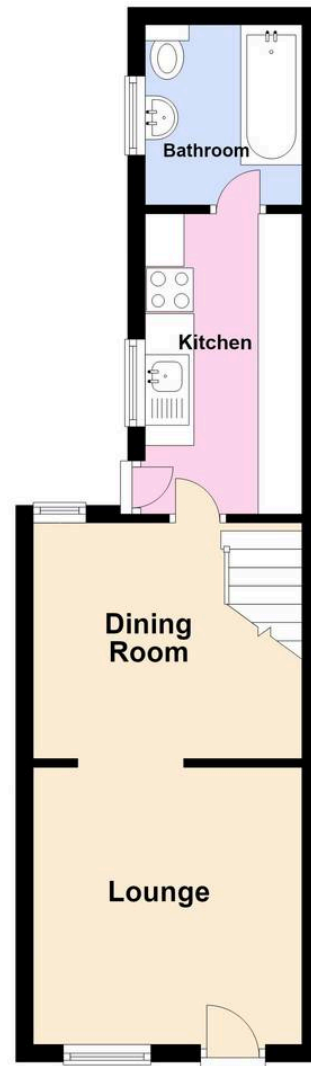
LIFETIME LEGAL

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.



Ground Floor

Approx. 28.5 sq. metres (307.0 sq. feet)



First Floor

Approx. 21.5 sq. metres (231.0 sq. feet)



Total area: approx. 50.0 sq. metres (538.0 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate – PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.