

NEWTON FALLOWELL

18 Foster Street, Boston – PE21 6TS

£115,000

18 Foster Street

Boston

INVESTMENT OPPORTUNITY - Sold with a tenant in-situ. A terrace house conveniently located within a short walking distance to Boston Town Centre. Having accommodation comprising: entrance hall, lounge, dining kitchen, utility & bathroom to ground floor. Three bedrooms to first floor. Outside the property has off-road parking & garden to the front and an enclosed courtyard to the rear. The property benefits from gas central heating, double glazing and NO CHAIN. Currently let at £750 per calendar month giving a 7.5% Gross Annual Yield.

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

ACCOMMODATION

Part glazed front entrance door to the:

ENTRANCE HALL

Having tiled floor and staircase rising to first floor.

LOUNGE

13' 0" x 11' 9" (3.97m x 3.58m)

Having window to front elevation and radiator.

DINING KITCHEN

12' 7" x 10' 6" (3.84m x 3.21m)

Having window to rear elevation, radiator, work surface with stainless steel sink & drainer, electric oven & hob.

UTILITY

Having door to side, radiator and gas fired combination boiler providing for both domestic hot water & heating.

BATHROOM

Having window to side elevation, radiator, airing cupboard housing hot water cylinder with shelving, panelled bath, close coupled WC and pedestal hand basin.









FIRST FLOOR LANDING

BEDROOM ONE
11' 8" x 10' 4" (3.55m x 3.15m)
Having window to front elevation and radiator.

BEDROOM TWO
10' 9" x 9' 11" (3.27m x 3.03m)
Having window to rear elevation and radiator.

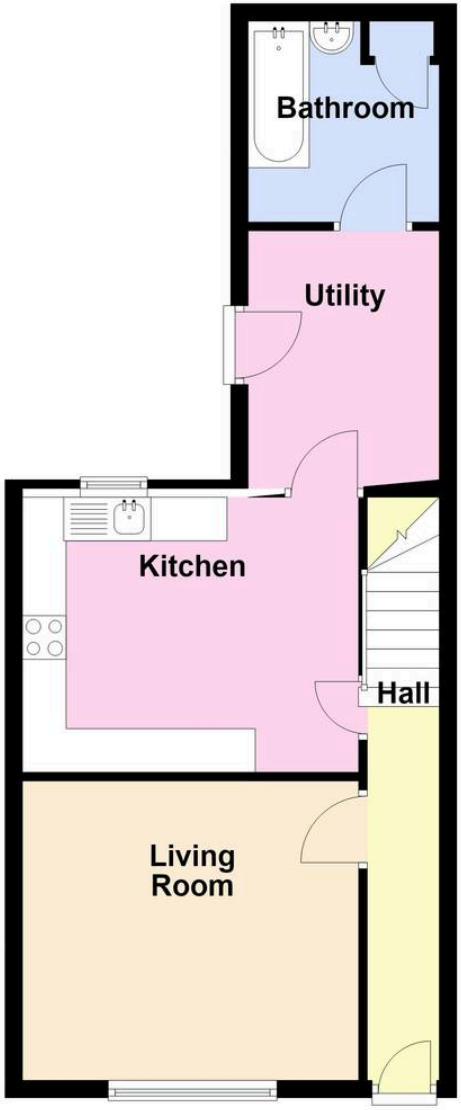
BEDROOM THREE
8' 7" x 5' 10" (2.61m x 1.79m)
Having window to front elevation and radiator.

EXTERIOR
To the front of the property there is off-road parking & a lawned garden with a footpath leading to the front entrance door. To the rear of the property there is a low maintenance concrete yard.

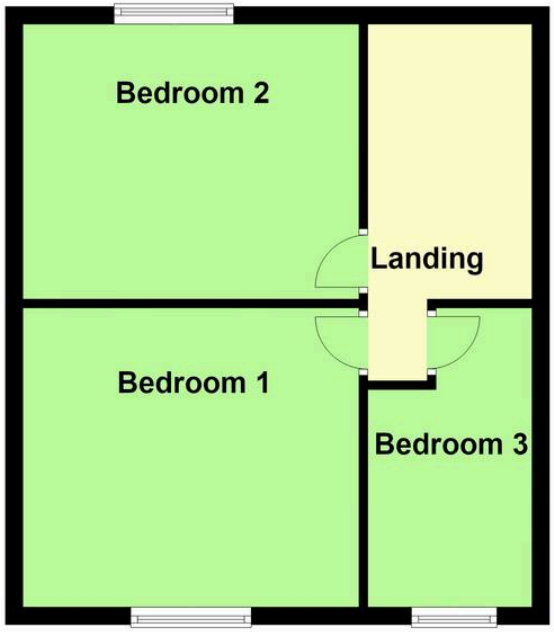
SERVICES
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band A.

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



First Floor



Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

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

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