



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.

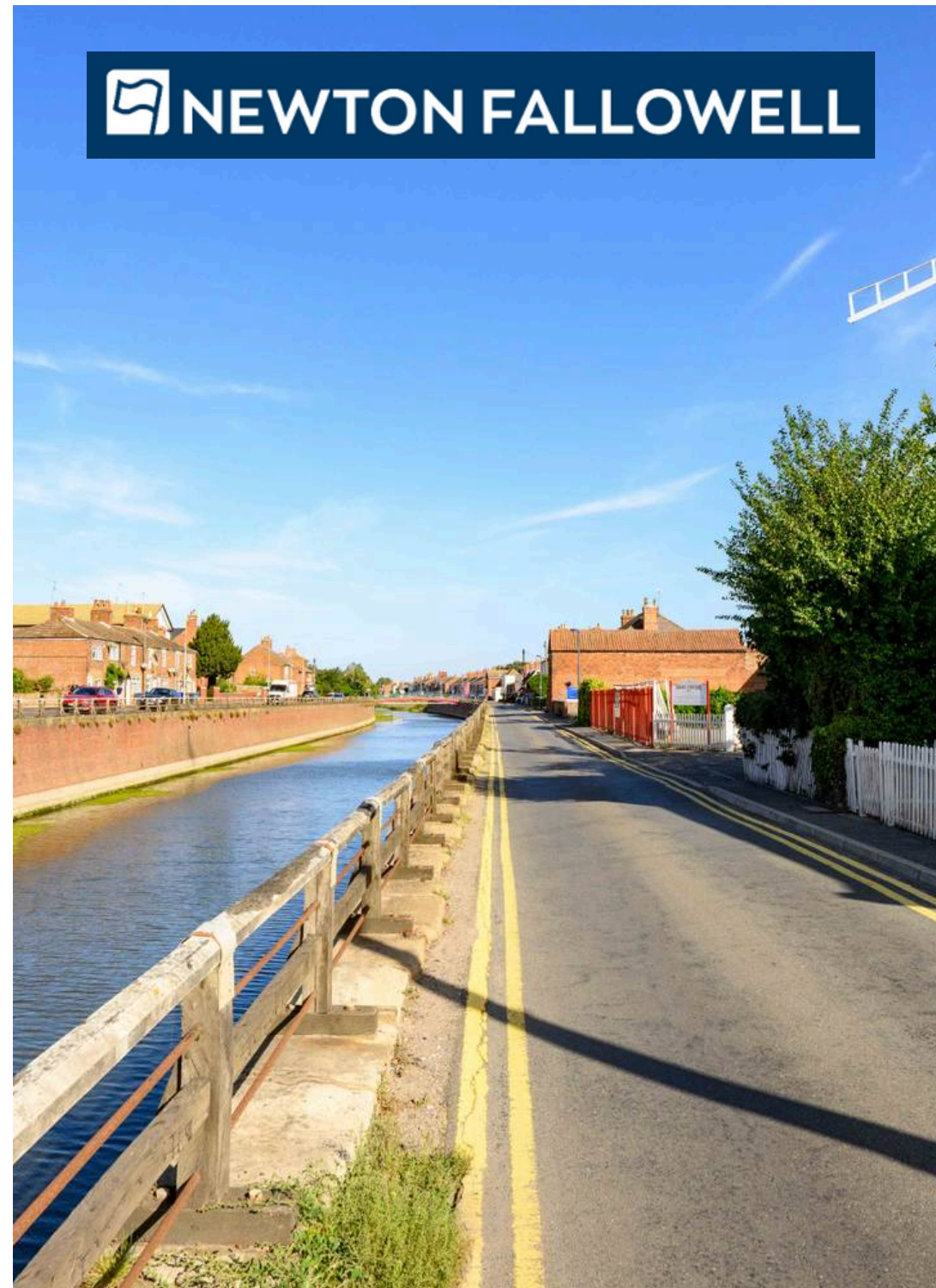
FIRST FLOOR LANDING

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.

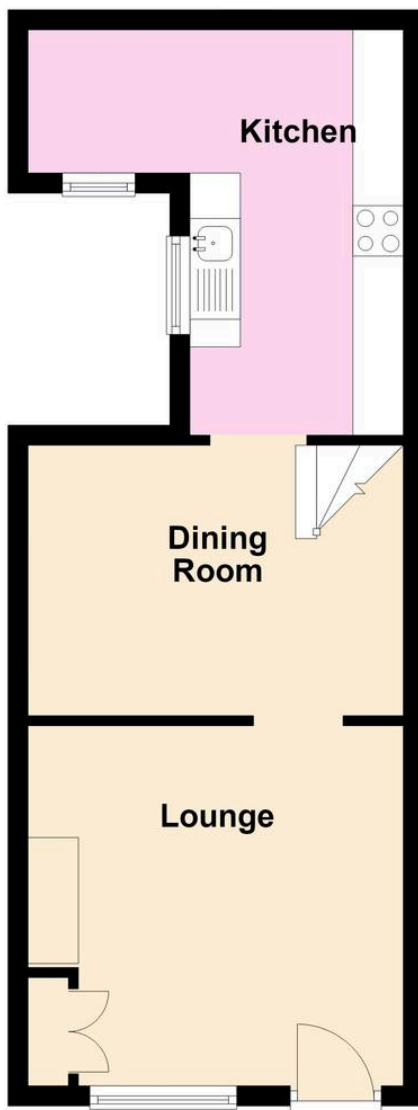
SERVICES

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

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.

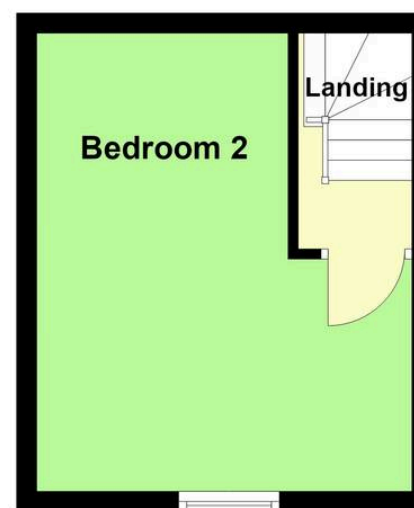
Ground Floor



First Floor



Second 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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