



80 Argyle Street, Boston, PE21 8PH

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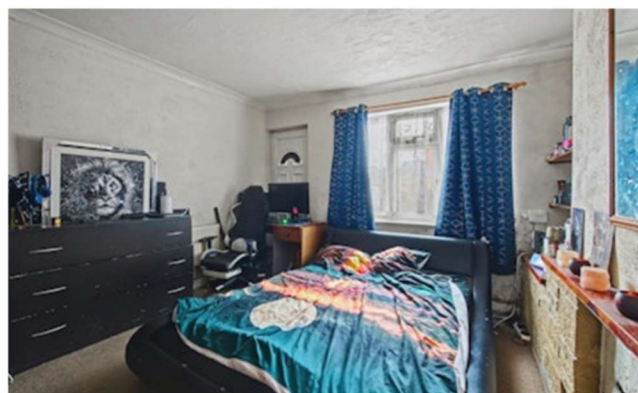
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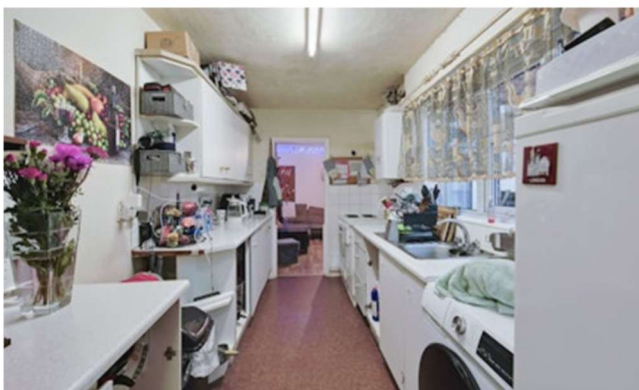
£119,950



Key Features

- Mid-terrace house
- Three bedrooms
- Lounge & dining room
- Kitchen & bathroom
- Enclosed rear courtyard
- Currently let at £795 pcm
- EPC rating D





A mid-terrace house within walking distance to Boston town centre. Having accommodation comprising: lounge, dining room, kitchen and bathroom to ground floor. Three bedrooms to first floor. Outside the property has an enclosed rear courtyard. The property is currently let at £795 per calendar month (8% gross yield) and can either be sold as an ongoing investment or with vacant possession.

ACCOMMODATION

Part glazed entrance door through to the:

LOUNGE

3.75m x 3.7m (12'4" x 12'1")

Having window to front elevation, coved ceiling and radiator.

INNER HALL

With staircase rising to first floor.

DINING ROOM

3.79m x 2.07m (12'5" x 6'10")

Having coved ceiling, window to rear elevation, radiator, wood effect flooring and understairs cupboard.

KITCHEN

5.09m x 2.07m (16'8" x 6'10")

Having window & part glazed door to side elevation and gas fired boiler providing for both domestic hot water & heating. Fitted with a range of base & wall units with work surfaces & tiled splashbacks incorporating: stainless steel sink with drainer & mixer tap, space & plumbing for automatic washing machine and electric cooker.

BATHROOM

Having window to side elevation, radiator, tiled splashbacks, panelled bath, close coupled WC and pedestal hand basin.

FIRST FLOOR LANDING

Having radiator and access to roof space.

BEDROOM ONE

3.76m x 3.63m (12'4" x 11'11")

Having window to front, radiator and built-in cupboard.

BEDROOM TWO

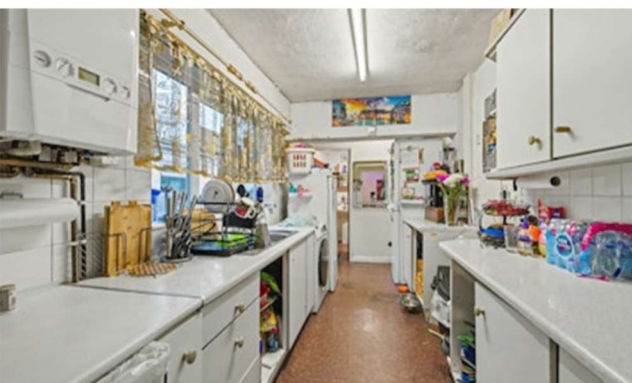
3.68m x 2.91m (12'1" x 9'6")

Having window to rear elevation and radiator.

BEDROOM THREE

3.77m x 2.15m (12'5" x 7'1")

Having window to rear elevation, radiator and built-in cupboard.



EXTERIOR

To the front of the property there is a small enclosed garden. To the rear of the property there is an enclosed courtyard area.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler providing for both domestic hot water and heating. The current council tax is band A. The property is currently let at £795 per calendar month (8% gross yield).

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

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Floorplan



 **NEWTONFALLOWELL**

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