



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.



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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.

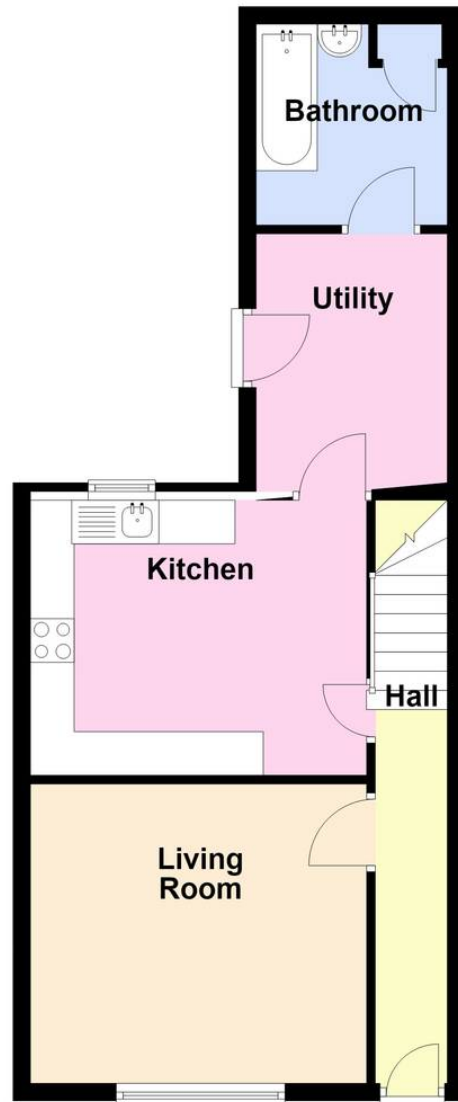
SERVICES

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

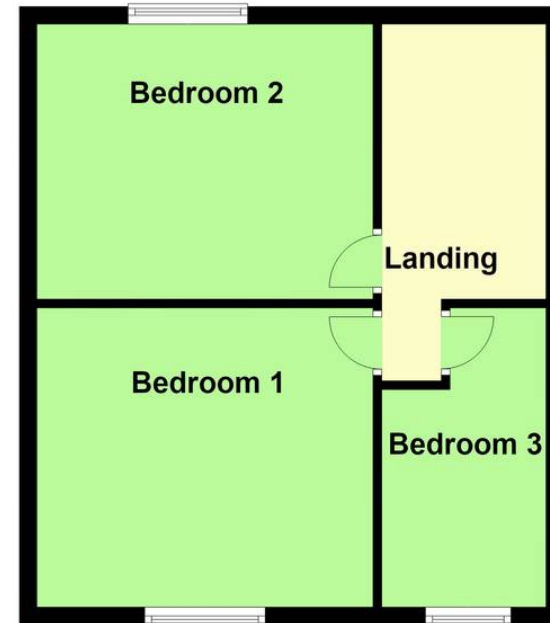
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Ground Floor



 **NEWTON FALLOWELL**

First Floor



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