

NEWTON FALLOWELL

56 Hospital Lane, Boston - PE21 9EE

£115,000

# 56 Hospital Lane

## Boston

INVESTMENT OPPORTUNITY - Sold with tenant in-situ and currently let for £750 per calendar month giving a 7.5% Gross Annual Yield. A terrace house within walking distance to Boston town centre. Having accommodation comprising: lounge, inner hall, dining room, kitchen and bathroom to ground floor. Three bedrooms to first floor. Outside the property has a small front garden, a rear yard with an enclosed lawned garden beyond. The property benefits from gas central heating and double glazing.

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

**ACCOMMODATION**
Part glazed front entrance door through to the:

**LOUNGE**
12' 0" x 11' 11" (3.65m x 3.64m)
Having bay window to front elevation and radiator.

**INNER HALL**
Having staircase rising to first floor.

**DINING ROOM**
12' 0" x 11' 11" (3.65m x 3.64m)
Having window to rear elevation, radiator and understairs storage cupboard.

**KITCHEN**
12' 8" x 7' 4" (3.86m x 2.24m)
Having window to side elevation, radiator and wood effect flooring. 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 under, gas fired boiler providing for both domestic hot water & heating over. Further work surface with inset electric hob, integrated electric oven, cupboards, drawers & appliance spaces under, cupboards over.









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

**FIRST FLOOR LANDING**

**BEDROOM ONE**
12' 0" x 11' 11" (3.65m x 3.64m)
Having window to front elevation, coved ceiling and radiator.

**BEDROOM TWO**
11' 11" x 8' 1" (3.63m x 2.46m)
Having window to rear elevation, radiator and storage cupboard with access to roof space.

**BEDROOM THREE**
13' 0" x 7' 6" (3.95m x 2.29m)
Having window to rear elevation and radiator.

**EXTERIOR**
To the front of the property there is a small low maintenance garden with a footpath leading to the front entrance door.

**REAR GARDEN**
To the rear of the property there is an enclosed yard with a gate giving access to a further garden which is lawned and has an outside store. There is a shared passageway which gives access for bins.

**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.

NEWTON FALLOWELL

## 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.

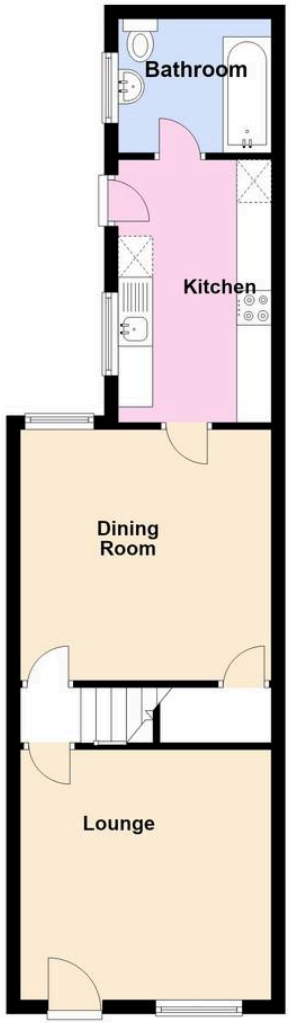
lifetime legal

## AGENT'S NOTES

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 whatever in relation to this property.

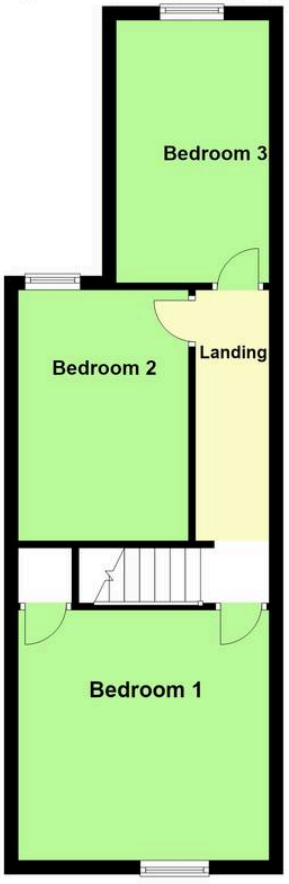
## Ground Floor

Approx. 38.8 sq. metres (417.5 sq. feet)




## First Floor

Approx. 39.2 sq. metres (421.8 sq. feet)




Total area: approx. 78.0 sq. metres (839.3 sq. feet)


# Newton Fallowell Estate Agents

**Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX**

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


NEWTON FALLOWELL