



22 Frampton Place, Boston, PE21 8EL

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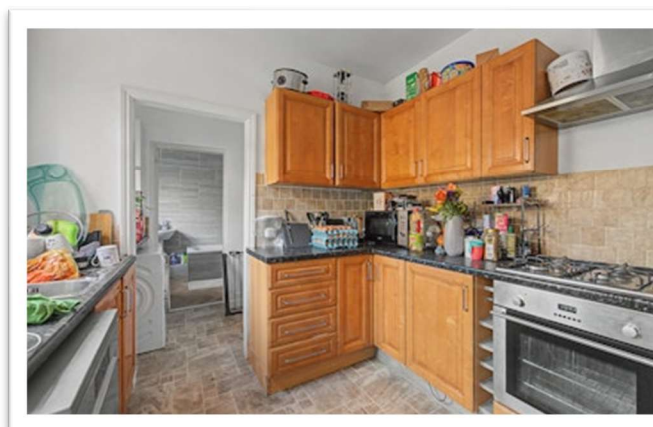
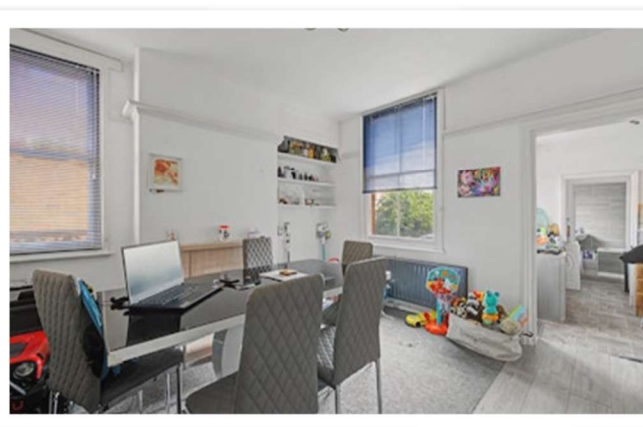
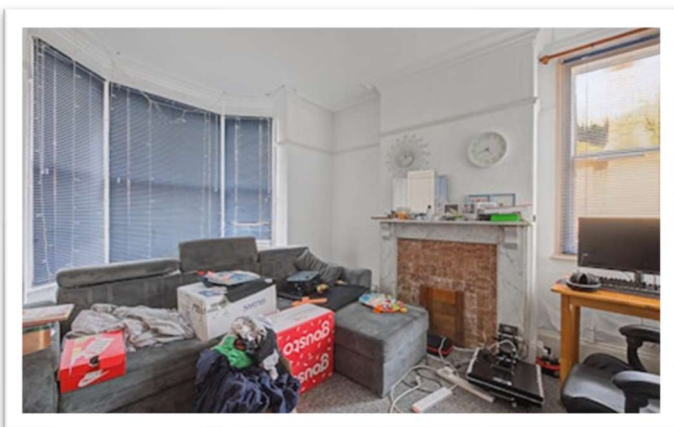
Freehold

£120,000



## Key Features

- End terrace house
- Three bedrooms
- Lounge & dining room
- Kitchen, utility & bathroom
- Rear courtyard & garden
- Gas central heating
- SOLD WITH TENANT IN-SITU
- INVESTMENT OPPORTUNITY
- EPC rating E





**INVESTMENT OPPORTUNITY** An end terrace house located off Sleaford Road and sold with a tenant in-situ for a monthly rental of £850. Having accommodation comprising: entrance hall, lounge, dining room, kitchen, utility and bathroom to ground floor. Three bedrooms to first floor. Outside the property has an enclosed courtyard with a garden beyond. The property benefits from gas central heating.

#### ACCOMMODATION

Front entrance door with fanlight over through to the:

#### ENTRANCE HALL

Having radiator, laminate flooring and staircase rising to first floor.

#### LOUNGE

4.22m x 3.72m (13'10" x 12'2")

Having bay window to front elevation, sash window to side elevation and radiator.

#### DINING ROOM

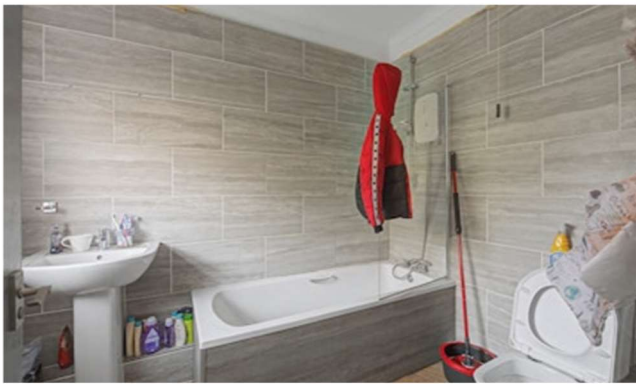
4m x 3.78m (13'1" x 12'5")

Having sash windows to side & rear elevations and radiator.

#### KITCHEN

2.74m x 2.72m (9'0" x 8'11")

Having sash window & part glazed door to side elevation, tile effect flooring and understairs storage cupboard. 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 and space for dishwasher under. Further work surface with cupboard & drawers under, cupboards over. Work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards & extractor over.



#### UTILITY

Having window to side elevation, tile effect flooring, gas fired combination boiler providing for both domestic hot water & heating, work surface with space & plumbing for automatic washing machine under and built-in double cupboard.

#### BATHROOM

Having window to side elevation, heated towel rail, tiled splashbacks, extractor, panelled bath with electric shower fitting over, close coupled WC and pedestal hand basin.





### FIRST FLOOR LANDING

Having radiator, access to roof space and built-in storage cupboard.

### BEDROOM ONE

4.99m x 3.53m (16'5" x 11'7")

Having two windows to front elevation and radiator.

### BEDROOM TWO

3.79m x 3.26m (12'5" x 10'8")

Having window to rear elevation and radiator.

### BEDROOM THREE

3.43m x 2.76m (11'4" x 9'1")

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

### EXTERIOR

To the front of the property there is a small gravelled garden with a footpath leading to the front entrance door. To the rear of the property there is a concrete courtyard, a lawned area and gated access to a further garden area.

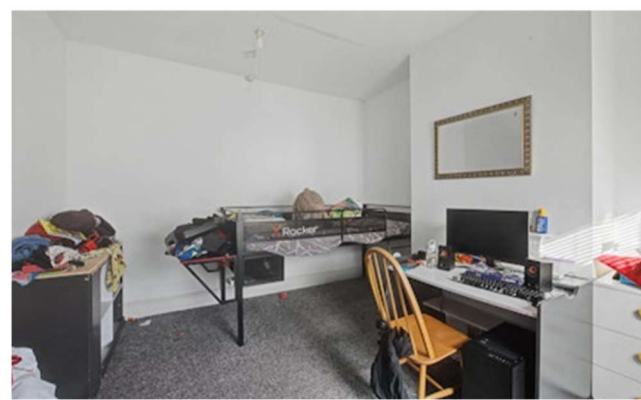
### SERVICES

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

The property is currently let at £850 pcm.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.







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## Floorplan



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 **NEWTONFALLOWELL**

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