



7 St. Marks Terrace

Boston

IDEAL INVESTMENT OPPORTUNITY A two bedroom mid-terrace house with a rear yard situated close to the town centre & central park. Currently let for £590 per calendar month. With a lounge/diner, kitchen & bathroom. NO CHAIN

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F

 **NEWTON FALLOWELL**





ACCOMMODATION

Part glazed front entrance door through to the:

LOUNGE/DINER

21' 1" x 10' 11" (6.42m x 3.33m)

Having window to front elevation, two radiators and door to staircase rising to first floor.

KITCHEN

11' 5" x 8' 6" (3.47m x 2.58m)

(max L-shaped) Having window & glazed door to rear elevation, radiator, tiled floor and fitted with base & wall units with work surfaces & tiled splashbacks incorporating: stainless steel sink & drainer with mixer tap, space for electric cooker, space & plumbing for automatic washing machine & fridge/freezer.

BATHROOM

Having window to rear elevation, panelled bath, close coupled WC and hand basin.

FIRST FLOOR LANDING

BEDROOM ONE

11' 7" x 11' 3" (3.52m x 3.43m)

Having window to front elevation and radiator.

BEDROOM TWO

9' 5" x 9' 1" (2.87m x 2.78m)

Having window to rear elevation, radiator and built-in cupboard housing gas fired combination boiler providing for both domestic hot water & heating.





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EXTERIOR

To the front of the property there is a small garden enclosed by a low brick wall with a wrought iron pedestrian hand gate. The property also has a rear yard.

LIFETIME LEGAL

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AGENT'S NOTES

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NEWTON FALLOWELL

Ground Floor

Approx. 33.3 sq. metres (358.4 sq. feet)



First Floor

Approx. 22.6 sq. metres (243.2 sq. feet)



Total area: approx. 55.9 sq. metres (601.7 sq. feet)

Newton Fallowell Estate Agents

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