



 **NEWTON**
FALLOWELL

80 Argyle Street, Boston – PE21 8PH
£110,000

80 Argyle Street

Boston

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 pcm (8% gross yield) and can either be sold as an ongoing investment or with vacant possession.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

Part glazed entrance door through to the:

LOUNGE

12' 4" x 12' 2" (3.75m x 3.70m)

Having window to front elevation, coved ceiling and radiator.

INNER HALL

With staircase rising to first floor.

DINING ROOM

12' 5" x 6' 9" (3.79m x 2.07m)

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

KITCHEN

16' 8" x 6' 9" (5.09m x 2.07m)

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

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

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

BEDROOM TWO

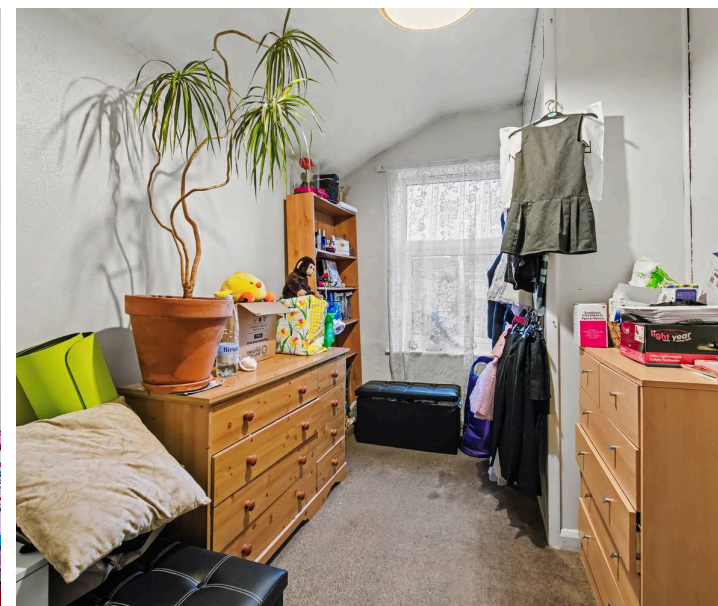
12' 1" x 9' 7" (3.68m x 2.91m)

Having window to rear elevation and radiator.

BEDROOM THREE

12' 4" x 7' 1" (3.77m x 2.15m)

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).

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.





Total area: approx. 88.1 sq. metres (948.8 sq. feet)

Newton Fallowell Estate Agents

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