



Wormgate, Boston

£120,000 Leasehold

CURRENT INVESTMENT OPPORTUNITY ACHIEVING AN APPROX RENTAL YIELD OF 6.50%

Having modern accommodation throughout, this property simply must be seen to fully appreciate the defining features which include modern décor, ideal location and a current sitting tenant!

NO ONWARD CHAIN!!! | CENTRAL TOWN LOCATION! | SOUGHT AFTER LOCATION! | RECENTLY MODERNISED TO A HIGH SPEC! | Ideal investment or FIRST TIME BUY! | Two Bedrooms |

01205356380
boston@plotway.co.uk

Plotway

CURRENT INVESTMENT OPPORTUNITY ACHIEVING AN APPROX RENTAL YIELD OF 6.50%

Having modern accommodation throughout, this property simply must be seen to fully appreciate the defining features which include modern décor, ideal location and a current sitting tenant!

Internal accommodation briefly comprises of entrance hall, open plan lounge - diner - kitchen area, two Bedrooms and shower room!

This property is located within walking distance to the town centre.

The property also further benefits from having electric storage heating and UPVC double glazing

For leasehold & tenant information please contact the selling agent.

The selling agent has also been made aware that certain furniture & white goods will also be included if agreed at the right price - please contact for more details.

Tenure: Leasehold

Entrance hall

Lounge/Diner

w: 3.4m x l: 4.4m (w: 11' 2" x l: 14' 5")

Kitchen

w: 2.9m x l: 1.7m (w: 9' 6" x l: 5' 7")

Bedroom 1

w: 3.1m x l: 3.3m (w: 10' 2" x l: 10' 10")

Bedroom 2

w: 2m x l: 3.3m (w: 6' 7" x l: 10' 10")

Max Measurements

Shower Room

w: 1.9m x l: 1.9m (w: 6' 3" x l: 6' 3")



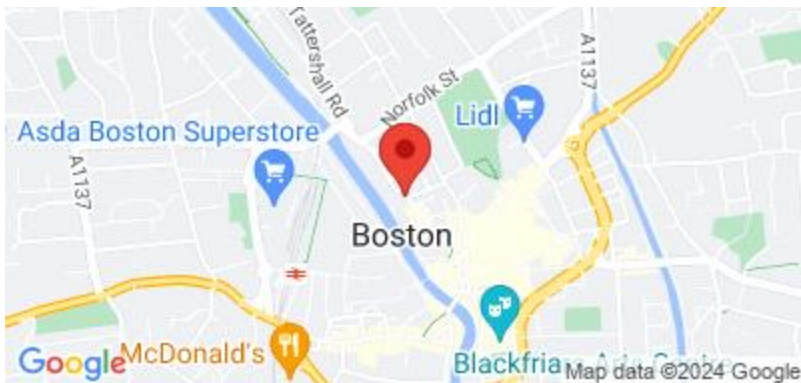


Ground Floor

Approx. 43.6 sq. metres (469.8 sq. feet)



Total area: approx. 43.6 sq. metres (469.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.