



3 BURROWS CLOSE

BOSTON, PE21 9HU

£147,500
FREEHOLD

INVESTMENT OPPORTUNITY – CURRENTLY LET AT £870 PCM. A well-presented two-bedroom semi-detached property situated within a quiet cul-de-sac in a popular area of Boston. The property offers a spacious lounge and dining room, fitted kitchen, conservatory, two bedrooms and family bathroom, together with a driveway providing parking for several vehicles and an enclosed rear garden. Currently producing £10,440 per annum, the property can be purchased with the existing tenant in situ or with vacant possession, making it an excellent opportunity for both investors and owner-occupiers.

3 BURROWS CLOSE

- Can Be Sold With Tenant in Situ or With Vacant Possession
- Currently Let at £870 PCM
- Two Bedrooms
- Semi-Detached Property
- Quiet Cul-de-Sac Location
- Lounge & Dining Room
- Driveway Parking for Several Cars
- Enclosed Rear Garden
- Excellent Investment Opportunity
- Popular Boston Location



Summary

INVESTMENT OPPORTUNITY – CURRENTLY LET AT £870 PCM

Sedge Estate Agents are delighted to offer for sale this well-presented two-bedroom semi-detached property, situated in a popular and convenient location within Boston. Currently let at £870 per calendar month, the property represents an excellent opportunity for investors and can be purchased either with the existing tenant in situ or with vacant possession, subject to the agreed timescales.

Positioned within a quiet cul-de-sac, the property offers spacious and versatile accommodation arranged over two floors, together with a driveway providing parking for several vehicles and an enclosed rear garden.

The ground floor comprises an entrance hall leading into the open-plan lounge and dining area. The lounge benefits from a box window overlooking the front, while the dining area provides a useful additional reception space. The kitchen is open plan to the dining area and is fitted with a built-in oven, hob and extractor. To the rear is a generous conservatory with windows to the front, side and rear, together with double doors providing access to the garden.

To the first floor are two good-sized bedrooms and a

family bathroom. The principal bedroom is positioned to the front of the property, with the second bedroom overlooking the rear.

Outside, the property benefits from a driveway providing parking for several vehicles and an enclosed rear garden, offering a private outdoor space.

The property is currently producing £870 per month (£10,440 per annum) in rental income, making it particularly attractive to landlords seeking an established investment with a tenant already in place. Alternatively, the property can be sold with vacant possession, making it equally suitable for a first-time buyer or owner-occupier.

3 BURROWS CLOSE





3 BURROWS CLOSE

ADDITIONAL INFORMATION

Local Authority – Boston Borough

Council Tax – Band A

Viewings – By Appointment Only

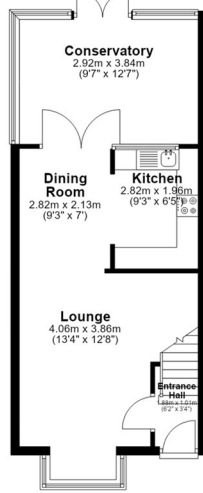
Floor Area – sq ft

Tenure – Freehold



Ground Floor

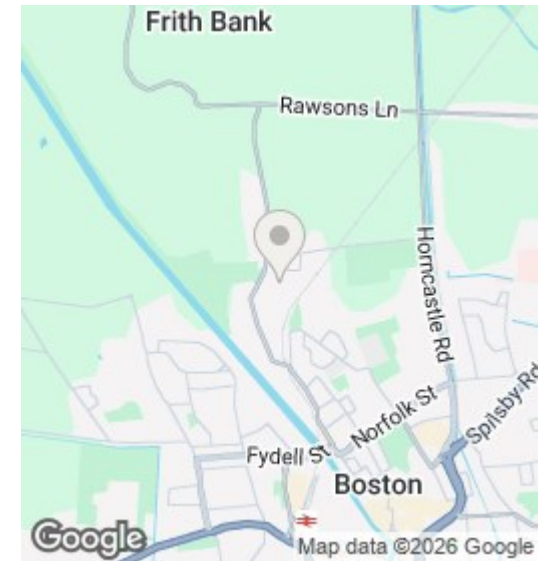
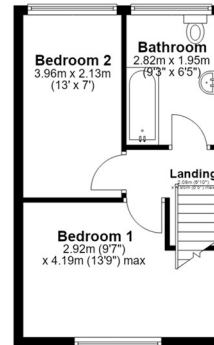
Approx. 40.8 sq. metres (439.0 sq. feet)



Total area: approx. 70.0 sq. metres (753.8 sq. feet)
3 Burrows Close

First Floor

Approx. 29.2 sq. metres (314.8 sq. feet)



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales
 11 The Crescent
 Spalding
 Lincolnshire
 PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

