





19 TOWER STREET

BOSTON, PE21 8RX

£135,000

FREEHOLD

An excellent investment opportunity! This three-bedroom semi-detached property is ideally located just a two-minute walk from Boston town centre and transport links. Currently let at £850 PCM, generating £10,200 per annum, the property offers two reception rooms, modern kitchen, utility room, family bathroom and a spacious rear garden. Benefiting from attractive church and river views, this is an ideal addition to any buy-to-let portfolio. EPC Rating D. Council Tax Band A.

SEDGE

19 TOWER STREET

• THREE BEDROOM HOUSE • CURRENTLY RENTED AT £850 PCM • GENERATING £10,200 PER ANNUM • TWO RECEPTION ROOMS • MODERN FITTED KITCHEN • GROUND FLOOR BATHROOM • SPACIOUS PRIVATE REAR GARDEN • TWO-MINUTE WALK TO BOSTON TOWN CENTRE • VIEWS TOWARDS THE CHURCH AND RIVER





Summary

AN EXCELLENT INVESTMENT OPPORTUNITY – CURRENTLY GENERATING £10,200 PER ANNUM IN RENTAL INCOME!

Sedge Estate Agents are delighted to offer for sale this three-bedroom semi-detached property, ideally positioned on Tower Street in Boston, just a short two-minute walk from the town centre, local amenities and transport links.

Currently let and achieving £850 per calendar month (£10,200 per annum), this property presents an excellent opportunity for investors looking to acquire an established rental property with an income already in place.

The accommodation is arranged over two floors. To the ground floor, the property offers a welcoming lounge with bay window, a separate dining room providing additional living and entertaining space, a modern fitted kitchen, useful utility room and a family bathroom fitted with a bath and overhead shower.

To the first floor are three bedrooms, comprising two well-proportioned double bedrooms and a further single bedroom, which could also lend itself to use as a home office or additional storage.

Externally, the property benefits from a spacious private rear garden, providing excellent outdoor space. The property also enjoys attractive views towards the nearby church and river, while its convenient town centre position makes it particularly appealing for tenants.

Investment Summary:

Current rental income: £850 PCM

Annual rental income: £10,200

Tenant in situ

Established three-bedroom rental accommodation

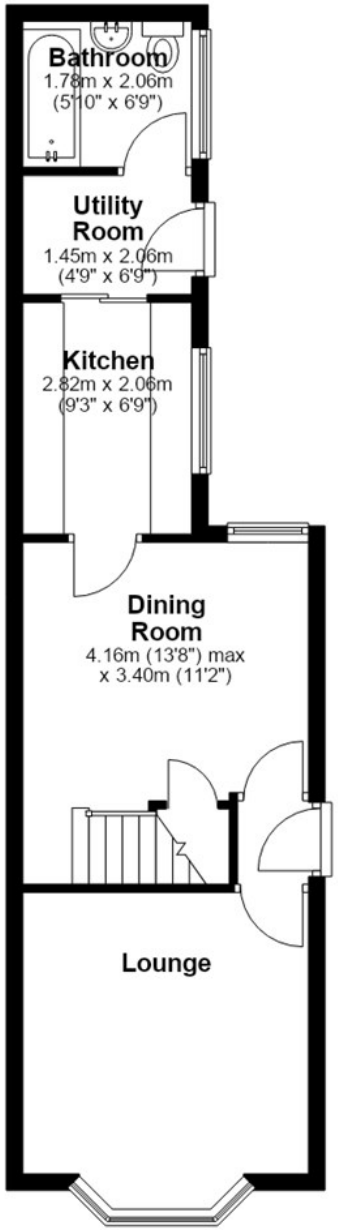
Convenient town centre location

With its existing rental income, spacious accommodation and excellent location, this is an opportunity well worth considering for both established landlords and those looking to take their first step into property investment.

Contact Sedge Estate Agents today for further information or to arrange a viewing.

Ground Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



Total area: approx. 68.8 sq. metres (740.5 sq. feet)

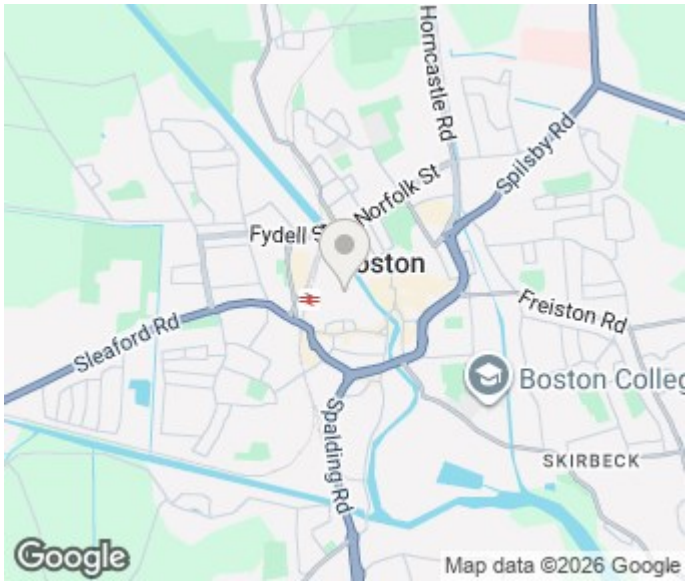
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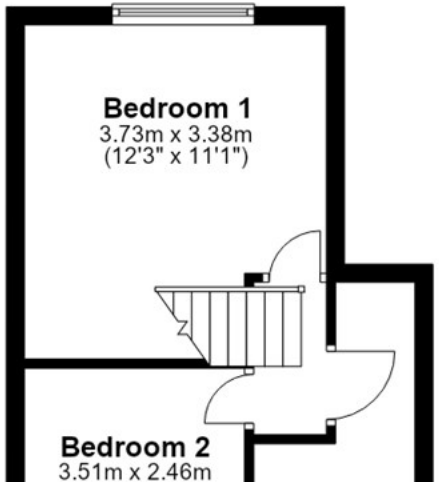


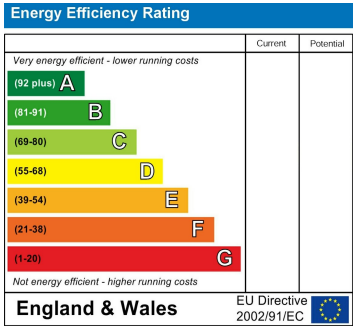




First Floor

Approx. 28.8 sq. metres (310.4 sq. feet)





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

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