





3 BURROWS CLOSE

BOSTON, PE21 9HU

£147,500

FREEHOLD

TWO-BEDROOM SEMI-DETACHED HOUSE | BUY-TO-LET INVESTMENT | £870 PCM RENTAL INCOME | £10,440 ANNUAL RENT | TENANT IN SITU OR VACANT POSSESSION | QUIET CUL-DE-SAC | DRIVEWAY PARKING | CONSERVATORY | ENCLOSED REAR GARDEN

Sedge Estate Agents are delighted to offer for sale this well-presented two-bedroom semi-detached house, situated within a quiet cul-de-sac in a popular residential area of Boston.

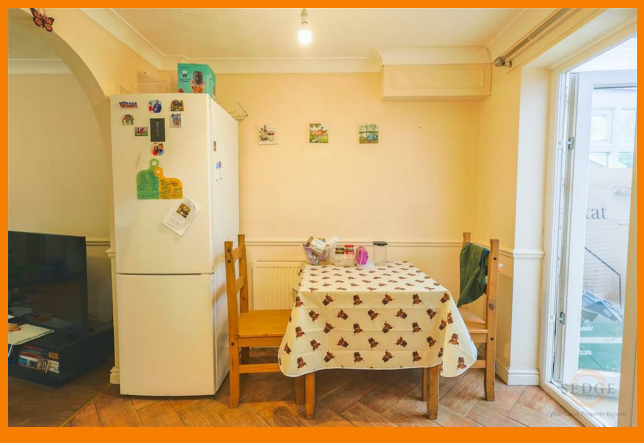
Currently let at £870 per calendar month, generating £10,440 per annum, this property offers an excellent buy-to-let investment opportunity for landlords looking to acquire an established rental property with income already in place.

The accommodation comprises a spacious lounge and dining room, fitted kitchen, conservatory, two well-proportioned bedrooms and a family bathroom.

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• 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

TWO-BEDROOM SEMI-DETACHED HOUSE | BUY-TO-LET INVESTMENT | £870 PCM RENTAL INCOME | £10,440 ANNUAL RENT | TENANT IN SITU OR VACANT POSSESSION | QUIET CUL-DE-SAC LOCATION | DRIVEWAY PARKING | CONSERVATORY | ENCLOSED REAR GARDEN

Sedge Estate Agents are delighted to offer for sale this well-presented two-bedroom semi-detached house, situated within a popular residential location in Boston. Currently let at £870 per calendar month, generating an annual rental income of £10,440, this property presents an excellent opportunity for buy-to-let investors and landlords looking to expand their rental portfolio.

The property is situated within a quiet cul-de-sac and offers spacious accommodation arranged over two floors, together with a substantial driveway providing off-road parking for several vehicles and an enclosed private rear garden.

The ground floor accommodation begins with an entrance hallway leading into an open-plan lounge and dining room. The lounge benefits from a front-facing box window, providing a pleasant living space, while the dining area offers additional room for family meals and entertaining.

The fitted kitchen is open plan to the dining area and includes a built-in oven, hob and extractor hood. To the rear, a generous conservatory provides valuable additional reception space, with windows overlooking the garden and double doors opening directly onto the outside space.

To the first floor are two well-proportioned bedrooms and a family bathroom. The principal bedroom is positioned to the front of the property, with the second bedroom overlooking the rear garden.

Externally, the property benefits from a substantial private driveway offering off-road parking for several vehicles. To the rear is an enclosed garden, providing a private outdoor space for relaxing and entertaining.

INVESTMENT OPPORTUNITY

Currently achieving £870 per calendar month, equivalent to £10,440 per annum, the property offers an established rental income for investors seeking a tenanted residential investment.

The property offers flexibility for purchasers, with the option to acquire with the existing tenant in situ or with vacant possession, subject to agreed timescales.

This makes the property equally appealing to established landlords, first-time buyers and owner-occupiers looking for a two-bedroom semi-detached home in a convenient Boston location.

Combining a quiet cul-de-sac position, two-bedroom accommodation, open-plan living, a conservatory, generous driveway parking and an enclosed rear garden, this is an excellent opportunity well worth viewing.

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

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ADDITIONAL INFORMATION

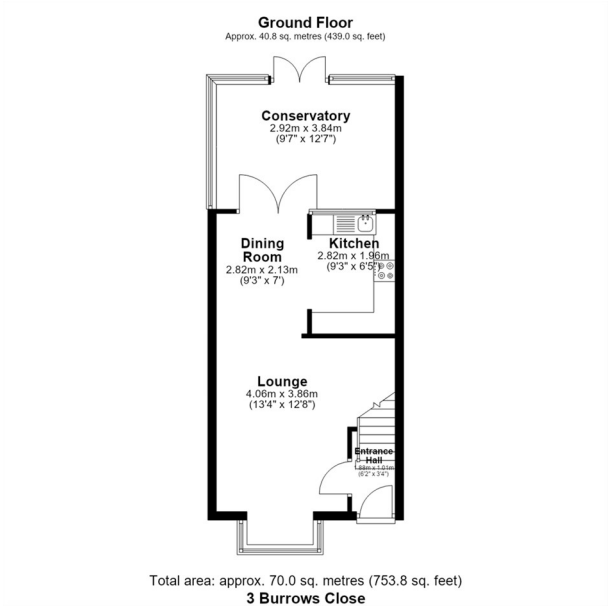
Local Authority – Boston Borough

Council Tax – Band A

Viewings – By Appointment Only

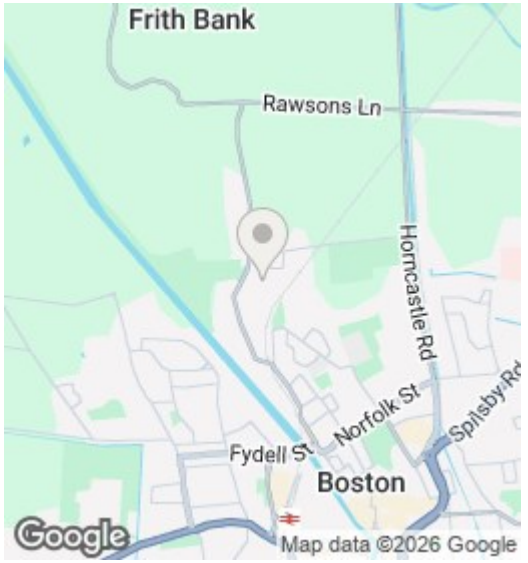
Floor Area – sq ft

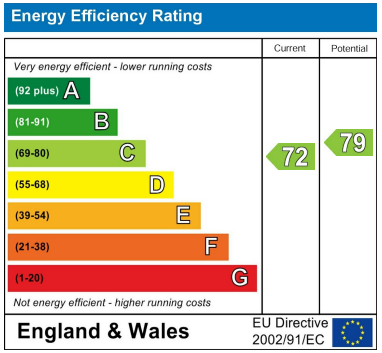
Tenure – Freehold



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

3 Burrows Close





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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