





19 TOWER STREET

BOSTON, PE21 8RX

£135,000

FREEHOLD

BUY-TO-LET INVESTMENT | THREE-BEDROOM SEMI-DETACHED HOUSE | CURRENTLY LET AT £850 PCM | £10,200 ANNUAL RENTAL INCOME | TWO RECEPTION ROOMS | MODERN KITCHEN | UTILITY ROOM | SPACIOUS REAR GARDEN | WALKING DISTANCE TO BOSTON TOWN CENTRE

Sedge Estate Agents are delighted to offer for sale this excellent buy-to-let investment opportunity, comprising a three-bedroom semi-detached house situated within a convenient location, just a two-minute walk from Boston town centre and local transport links.

Currently let at £850 per calendar month, generating an annual rental income of £10,200, this property offers an attractive opportunity for landlords and property investors looking to expand their existing rental portfolio with an established income-producing investment.

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

BUY-TO-LET INVESTMENT | TENANT IN SITU | £850 PCM RENTAL INCOME | £10,200 ANNUAL RENT | THREE-BEDROOM SEMI-DETACHED HOUSE | TOWER STREET, BOSTON | TWO RECEPTION ROOMS | SPACIOUS REAR GARDEN

Sedge Estate Agents are delighted to offer for sale this excellent buy-to-let investment property, comprising a three-bedroom semi-detached house situated on Tower Street in Boston, just a two-minute walk from Boston town centre, local shops, amenities and transport links.

Currently let at £850 per calendar month, generating £10,200 per annum in rental income, this established tenanted investment offers an excellent opportunity for landlords and property investors seeking an income-producing residential property with a tenant already in place.

The spacious accommodation is arranged over two floors and comprises a welcoming lounge with bay window, separate dining room, modern fitted kitchen, useful utility room and ground floor family bathroom with bath and overhead shower.

To the first floor are three bedrooms, including two generous double bedrooms and a further single bedroom, which could also be utilised as a home office or additional storage space.

Outside, the property benefits from a spacious private rear garden, offering valuable outdoor space for tenants. The property also enjoys attractive views towards the nearby church and river, adding to its appeal as a rental home.

INVESTMENT SUMMARY

Current rental income: £850 PCM

Annual rental income: £10,200

Occupancy: Tenant in situ

Property type: Three-bedroom semi-detached house

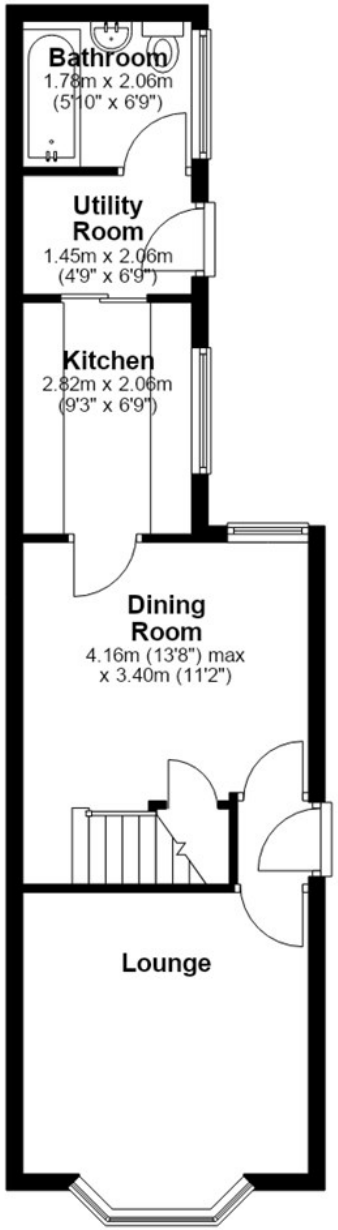
Location: Tower Street, Boston

With an established rental income, three-bedroom accommodation and a highly convenient location close to Boston town centre, this property represents an attractive opportunity for existing buy-to-let landlords, portfolio investors and those looking to enter the residential property investment market.

Early viewing is recommended. Contact Sedge Estate Agents today for further information or to arrange an appointment.

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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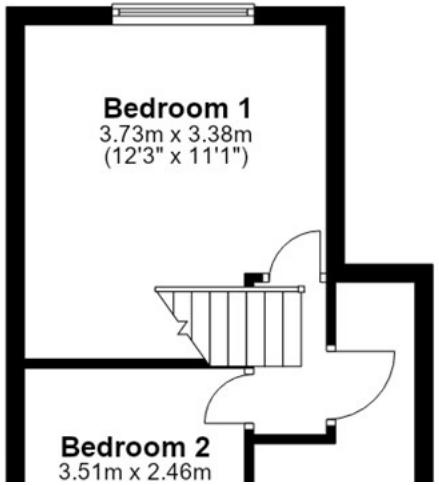


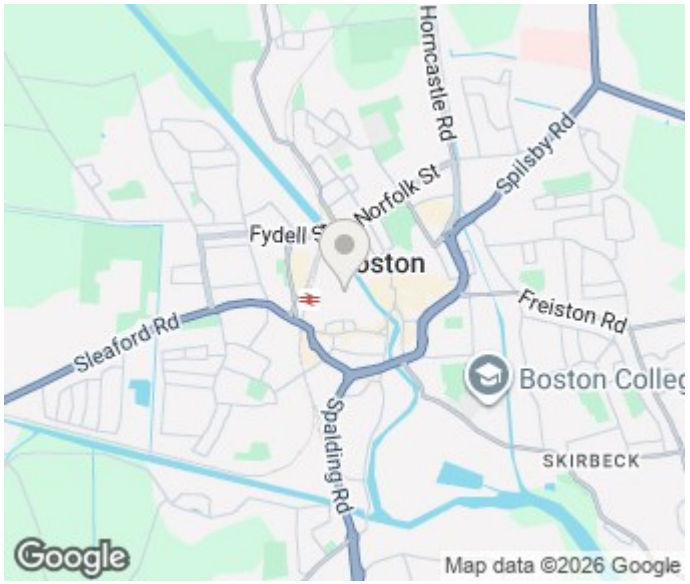


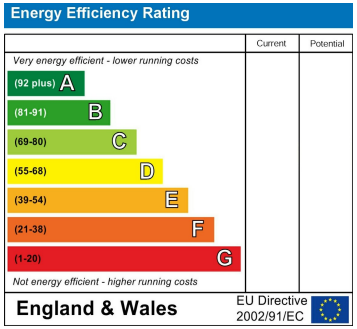


First Floor

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

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

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

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