



33 Tawney Street
Boston, Lincolnshire, PE21 6PA

£145,000

6 Bedroom Semi-Detached House

- Freehold
- 6 Bedroom Multi Let
- Investment Opportunity
- Requiring Some Improvement
- HMO Potential Subject to Licencing
- Spacious Rooms, Kitchen, En Suite to Bedroom 3
- Rear Garden, Viewing Advised
- EPC Rating - E, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 33 Tawney Street, Boston, Lincolnshire, PE21 6PA](#)



Overview

6 Bed Multi Let

Pygott and Crone are delighted to market this 6 Bedroom Semi Detached Multi Let. This property would make an ideal HMO as is located within the centre of Boston. Requiring some improvement however offering brilliant potential, a viewing is highly advised.

There are currently three bedrooms let and these are achieving a gross weekly income of £235. There is potential to increase these rents.

This property would also make a fantastic family home.



The accommodation internally briefly comprises: Entrance Hall, Two Double Bedrooms, Kitchen Diner, Rear Utility and WC to the Ground Floor. To the first floor there are a further Two Double Bedrooms, Two Single Bedrooms and the Family Bathroom. Bedroom 3 Also has the added benefit of an en-suite shower bathroom.

To the rear a garden can be found.

Agent's Note:- We have been advised by the current owner that Bedrooms 1 and 3 are achieving £80 per week. Bedroom 6 is achieving £75 Per week and Bedrooms 2,4 and 5 are currently unoccupied.

Further information available on request.






Book your free, property valuation.

-  24/7 Customer Service
-  £0 Upfront Fees to Pay
-  On average, 98% of asking price achieved

Pygott ^{Plus}+

YOUR PERSONAL PROPERTY JOURNEY

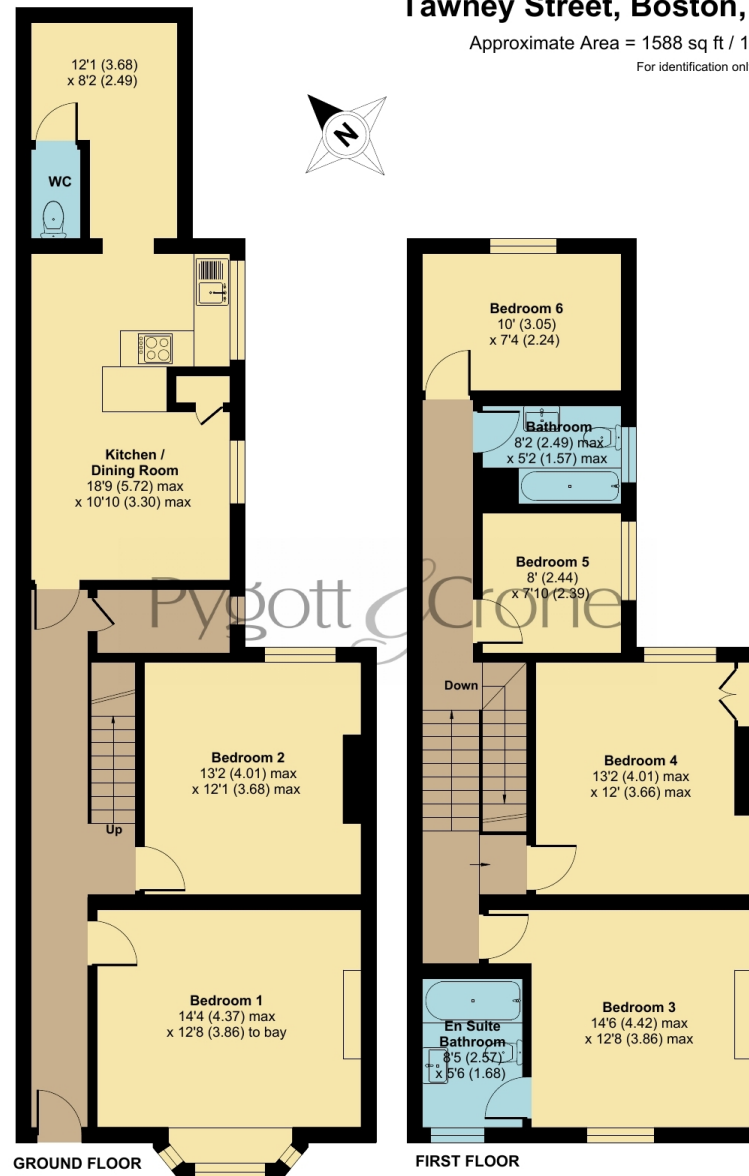
- + Register your buyer's criteria
- + Access online viewings
- + Access property documents
- + Available 24/7 wherever you are
- + Easy to activate, easy to use




Tawney Street, Boston, PE21

Approximate Area = 1588 sq ft / 147.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Pygott & Crone. REF: 895274

Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Houses. Homes. Harmony.



33 Tawney Street, Boston
is on the market with our Boston branch

24 Wide Bargate, Boston PE21 6RX

01205 359111