



58 Granville Street
Boston, Lincolnshire, PE21 8PF

£155,000

5 Bedroom Semi-Detached House

- Freehold
- Gross Income of £27,820 / 16.4% Yield Gross Yield
- 5 Bedroom HMO
- Investors Only
- Close To Town
- Licenced HMO
- Spacious Rooms
- Tenants In Situ
- EPC Rating - E, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 58 Granville Street, Boston, Lincolnshire, PE21 8PF](#)



Overview

FIVE BED HMO

Pygott and Crone are delighted to market this brilliant investment HMO located within the heart of Boston Town Centre generating a potential gross annual income of £27,820.

The accommodation internally briefly comprises: Entrance Hall, Two Double Bedrooms, Kitchen and External Utility Room to the Ground Floor. To the first floor there are two further Double Bedrooms, a single bedroom, a Shower Room and a Bathroom. To the rear a garden can be found. We have been advised by the current owner that £135 is being achieved for Bedrooms 1 & 3, £90 is being achieved for Bedrooms 2 & 4 and £85 is being achieved for Bedroom 5. These rents are all paid weekly. Further information available on request.



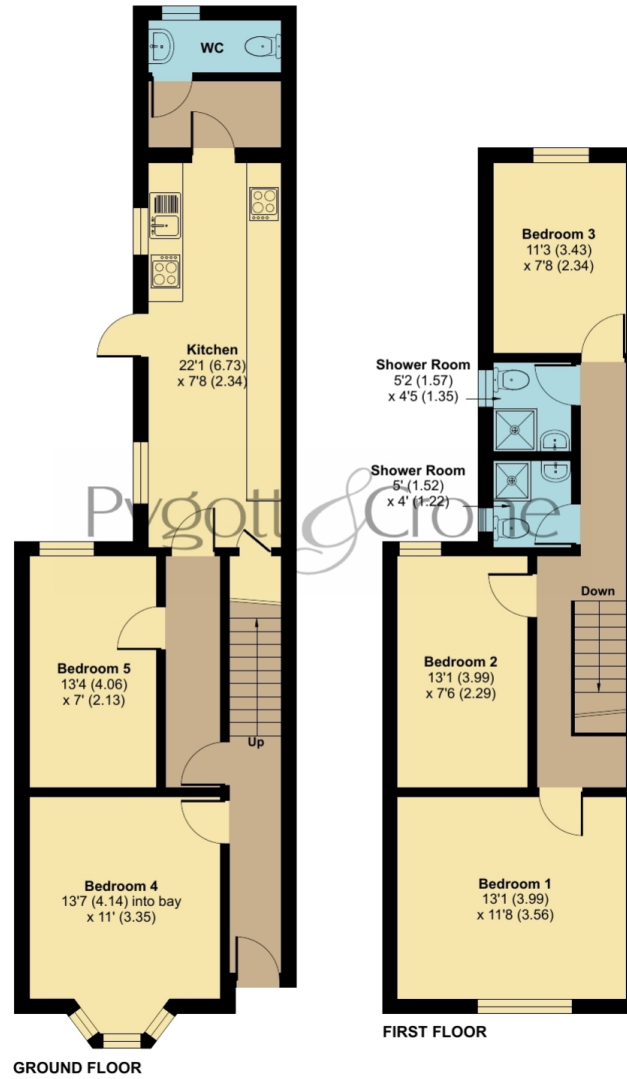




Granville Street, Boston, PE21

Approximate Area = 1119 sq ft / 103.9 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 2024. Produced for Pygott & Crone. REF: 1097830



Location



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58 Granville Street, Boston
is on the market with our Boston branch

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