



56 Fydell Street
Boston, Lincolnshire, PE21 8LF

£189,950

5 Bedroom Semi-Detached House

- Freehold
- Five Bedrooms, Two With En-Suites
- Semi-Detached HMO
- Close To The Town Centre
- No Onward Chain
- Potential Income of £29,640 (15.2% Yield)
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 56 Fydell Street, Boston, Lincolnshire, PE21 8LF](#)



Overview

A Five bedroom HMO property located within the heart of Boston town. Being within close proximity to all amenities and the bus and train station, this property is ideally located and would make a fantastic investment.

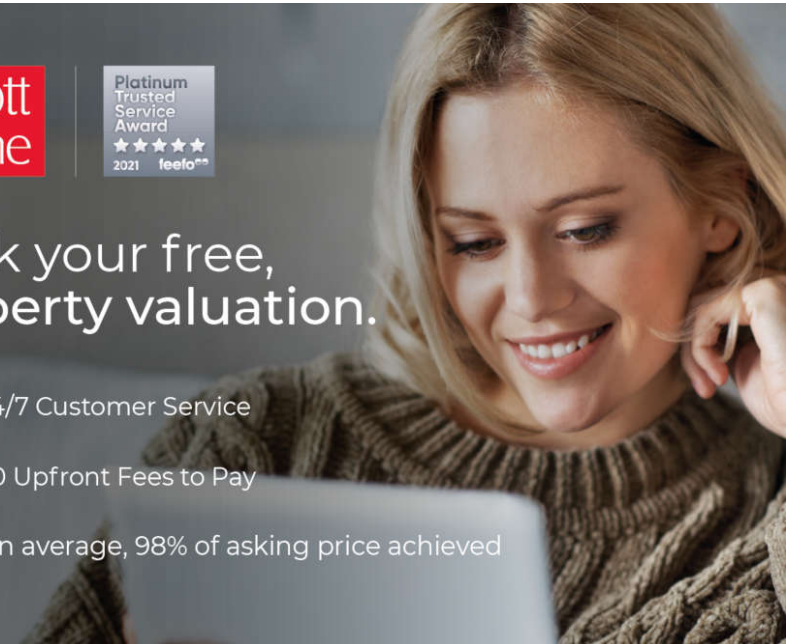
Internally the accommodation briefly comprises, Entrance hall, Two ground floor bedrooms 1 with En-Suite, Kitchen, Utility and Shower Room To the ground floor. To the first floor there are a further Three Bedrooms, one with an en-Suite Shower Room.

Offering great potential for a HMO with a potential income of £29,640 (15.2% Yield) this property would make an ideal investment.



Agents note:- The new owner will need to apply for a new HMO licence as these are NOT transferable. The current seller of this property is happy to apply for the licence on behalf of the buyer if the buyer is willing to pay for the Application fee. The fee for this is £1004.80. For more information please contact our office on 01205 359111. <https://www.boston.gov.uk/article/21146/HMO-License-Applications#:~:text=The%20total%20licence%20fee%20is,before%20a%20licence%20is%20issued>



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& Crone**

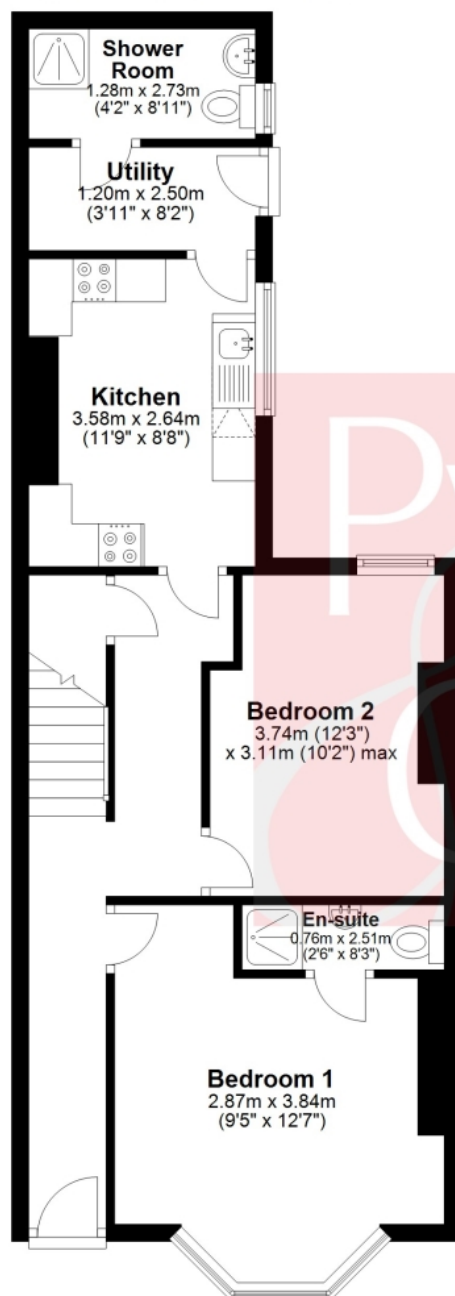
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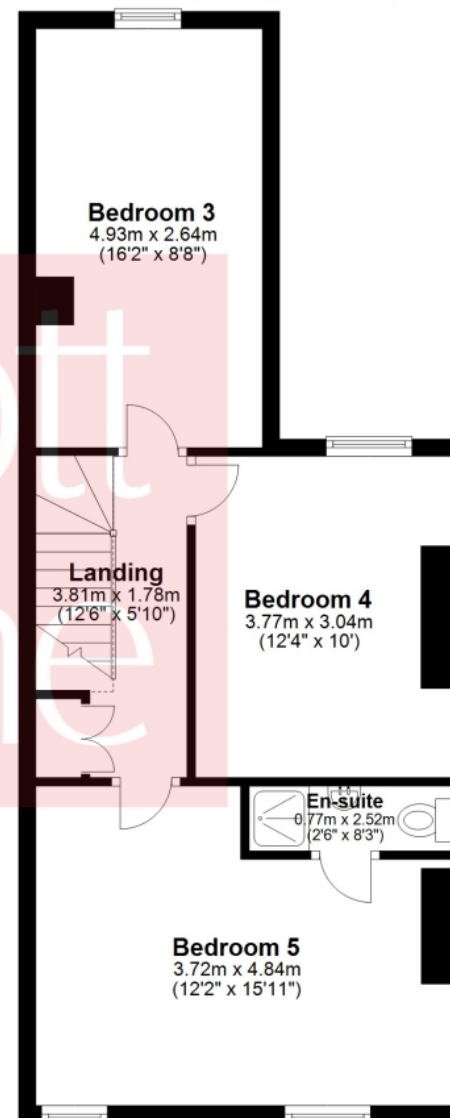
Ground Floor

Approx. 53.9 sq. metres (579.7 sq. feet)



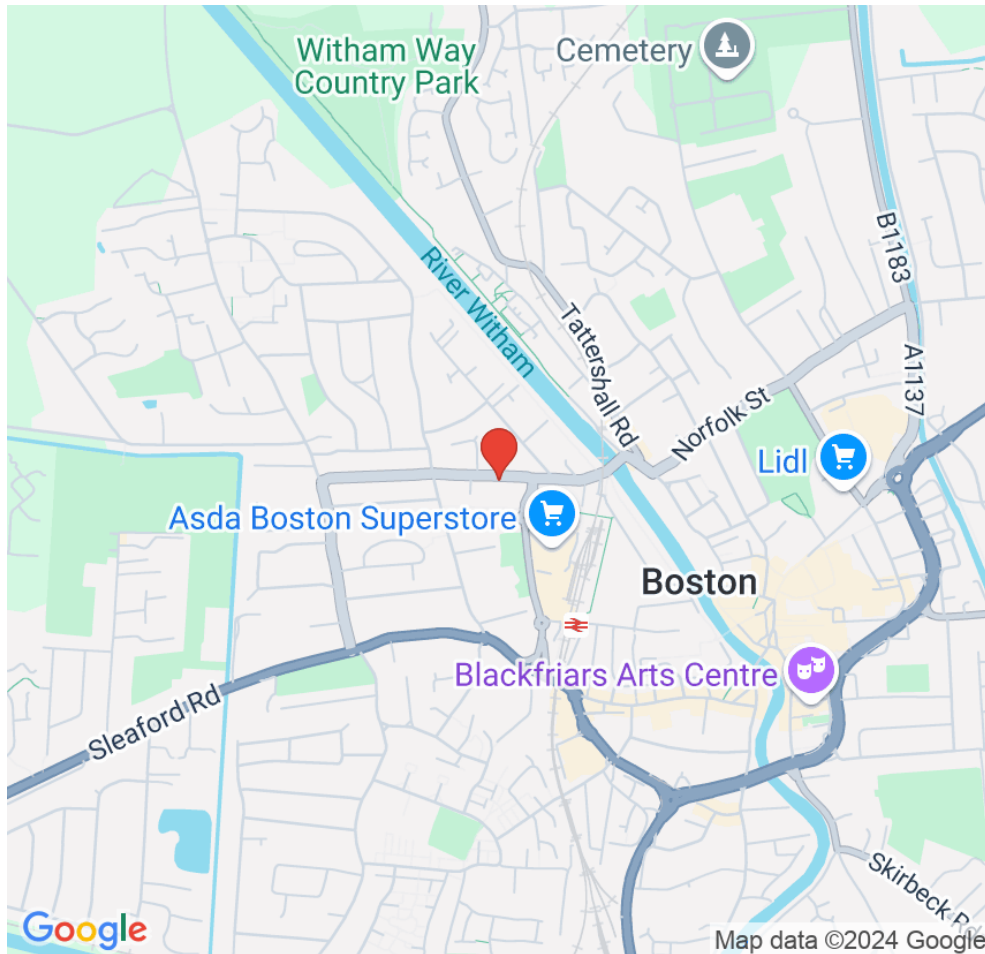
First Floor

Approx. 50.6 sq. metres (544.6 sq. feet)



Total area: approx. 104.5 sq. metres (1124.3 sq. feet)

Location



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



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56 Fydell Street, Boston
is on the market with our Boston branch

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