



37 Fyde Street
Boston, Lincolnshire, PE21 8LG

£117,500

3 Bedroom Semi-Detached House

- Freehold
- No Onward Chain
- Three Bedroom Semi Detached
- Re-Wired in 2025
- New Boiler and Central Heating System in 2025
- Ideal Location Close To Town
- Rear Garden
- Fantastic First Home or Investment
- Recently Achieved a Gross Yield Of 11%, Now Available With Vacant Possession
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 37 Fydell Street, Boston, Lincolnshire, PE21 8LG](#)



Overview

This three-bedroom semi-detached home is offered for sale with vacant possession, making it an excellent first-time purchase or investment opportunity. Having most recently achieved a gross rental yield of 11%, the property offers strong buy-to-let potential.

The accommodation briefly comprises an entrance porch, bathroom, kitchen, dining room and lounge to the ground floor. To the first floor are three bedrooms.

Outside, the property benefits from an enclosed rear garden, with on-street parking available just a short walk away.

The sellers have advised that the property benefits from a new central heating system and boiler installed in 2025, along with electrical improvements including a replacement consumer unit to achieve a satisfactory EICR, providing added peace of mind for the next owner

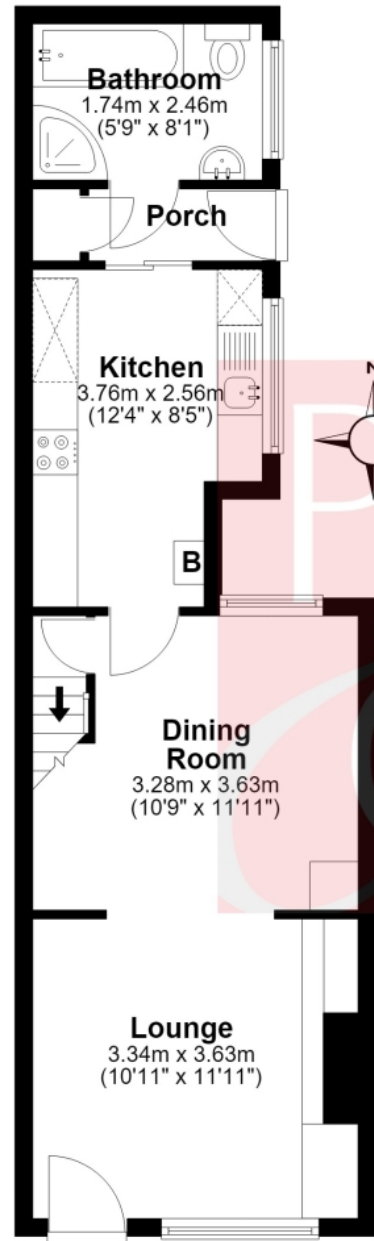
Agent's Note: We have been advised by the sellers that the front first floor window is currently in the process of being replaced. The Landlords of this property is also selling neighbouring properties which are extremely similar and available to purchase.





Ground Floor

Approx. 40.1 sq. metres (432.1 sq. feet)



First Floor

Approx. 32.2 sq. metres (347.0 sq. feet)



Total area: approx. 72.4 sq. metres (779.0 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



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.


A promotional banner for Pygott & Crone. It features a woman with blonde hair smiling and looking at a laptop. The background is a soft, out-of-focus image of the woman.

Pygott & Crone

Platinum Trusted Service Award
★★★★★
2021 feefo

Book your free, property valuation.

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

A screenshot of the Pygott Plus+ mobile app interface. The background is red. The text "Pygott Plus+" is at the top. Below it, the text "YOUR PERSONAL PROPERTY JOURNEY" is displayed. A list of features is shown with plus signs:

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

At the bottom, there is a login form with fields for "Email address" and "Password", and a "Login" button. The app is shown on a smartphone screen.


Houses. Homes. Harmony.



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

24 Wide Bargate, Boston PE21 6RX

01205 359111