



Pygott
& Crone

39 Fydell Street
Boston, Lincolnshire, PE21 8LG

£115,000

3 Bedroom Semi-Detached House

- Freehold
- Over an 11% Yield
- Sold With A Tenant In Situ
- Two/Three Bedrooms
- Close To The Town Centre
- Gas Central Heating
- UPVC Windows and Doors
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 39 Fydell Street, Boston, Lincolnshire, PE21 8LG](#)



Overview

This three-bedroom home is ideally located within easy reach of Boston town centre and a wide range of local amenities, making it an excellent investment opportunity. The property is being sold with a tenant in situ and achieves a gross yield of 11.3% under an Assured Shorthold Tenancy (AST).

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

Outside, the property benefits from an enclosed rear garden.

Further benefits include gas central heating and a convenient location close to the town centre, schools and transport links. Offered with an established tenant already in place, this is a ready-made addition to any investment portfolio.

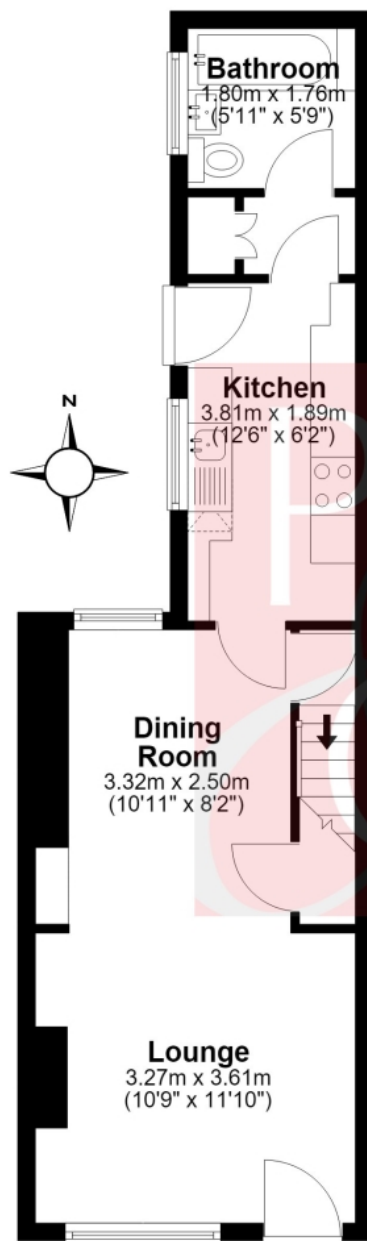
Agents Note:- The Landlords of this property is also selling neighbouring properties which are extremely similar and available to purchase.





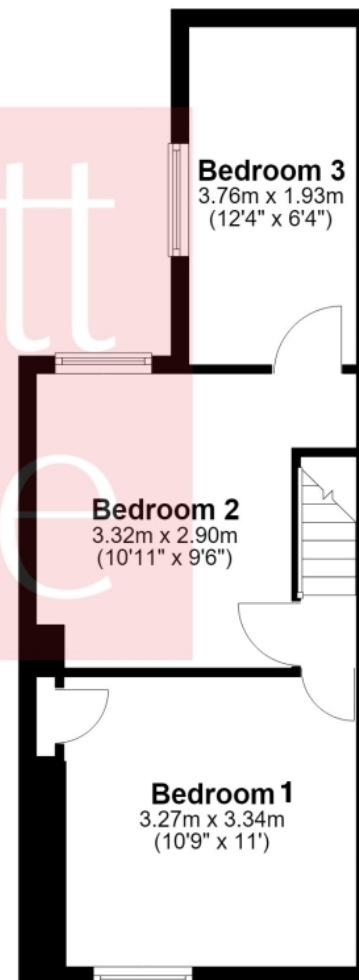
Ground Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.1 sq. feet)



Total area: approx. 68.3 sq. metres (735.5 sq. feet)

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






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Location



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Do you need Financial Help or Advice?

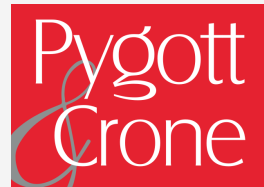
We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.

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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.

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

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