



Pygott
& Crone

47 Cross Street
Spalding, Lincolnshire, PE11 2YG

£175,000

5 Bedroom Terraced House

- Freehold
- Fully licensed HMO investment
- Mid Terraced Property
- Ground Floor Bedsit with Ensuite
- Communal Kitchen and Shower Room
- 4 Further Bedrooms
- Rear Courtyard
- Convenient Location
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 47 Cross Street, Spalding, Lincolnshire, PE11 2YG](#)



Overview

This property represents an excellent opportunity for investors seeking immediate rental income in the growing rental market of Spalding. A well presented and fully licensed House in Multiple Occupation (HMO) located in a popular residential area, offering an excellent turnkey investment opportunity with strong rental demand.

The property comprises of a ground floor self contained bedsit with ensuite with access from the front entrance door. The rear entrance door provides access to the inner hallway, communal kitchen and stairs to the first and second floors. There are 2 bedrooms to the first and second floors with a shared shower room also to the second floor. Each room is designed to provide comfortable and modern accommodation for professional tenants.

Externally, the property offers a private rear court yard and on-street parking.

Situated within easy reach of local amenities, shops, supermarkets, and transport links, the property is ideally positioned for tenants working locally or commuting within the wider Lincolnshire area.



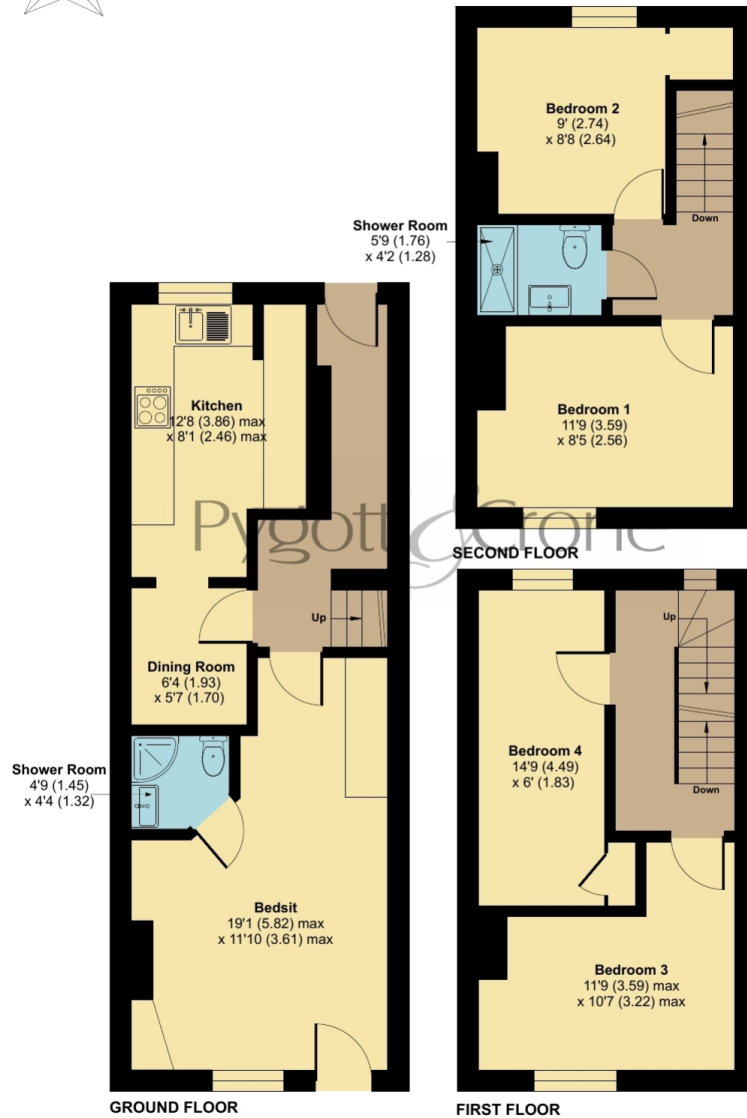




Cross Street, Spalding, PE11

Approximate Area = 946 sq ft / 87.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1425301



Location



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