



11 Hartley Street
Boston, Lincolnshire, PE21 9BS

£125,000

3 Bedroom Terraced House

- Freehold
- Three Bedroom Family Home
- Investment Opportunity Sold With Tenants In Situ
- 8.3% Gross Yield with Potential For Improvement
- Spacious Rooms
- On Street Parking Available
- Viewing Advised
- Close To The Pilgrim Hospital
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 11 Hartley Street, Boston, Lincolnshire, PE21 9BS](#)



Overview

This three-bedroom home is ideally located close to the Pilgrim Hospital and 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 long-term tenant in situ and achieving an 8.3% yield, under an Assured Shorthold Tenancy (AST).

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.

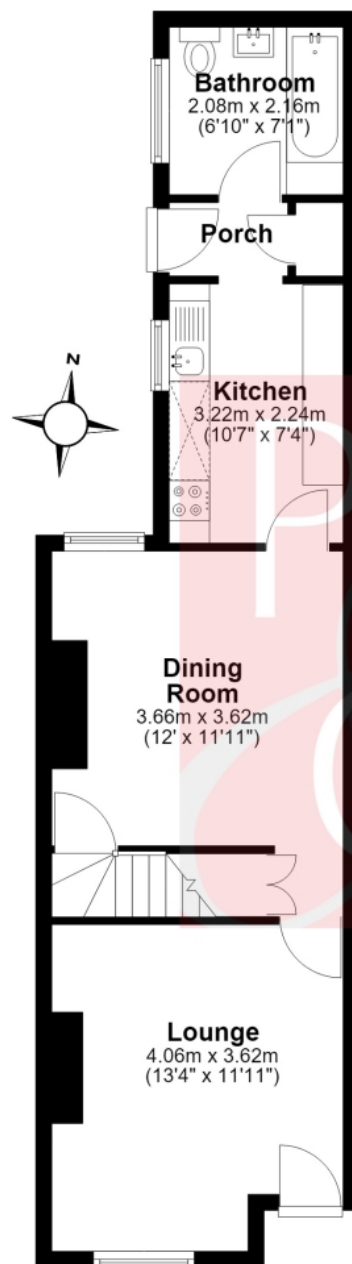
Further benefits include gas central heating and a convenient location close to the Pilgrim Hospital, schools and transport links. Offered with an established long-term tenant already in place, this is a ready-made addition to any investment portfolio.





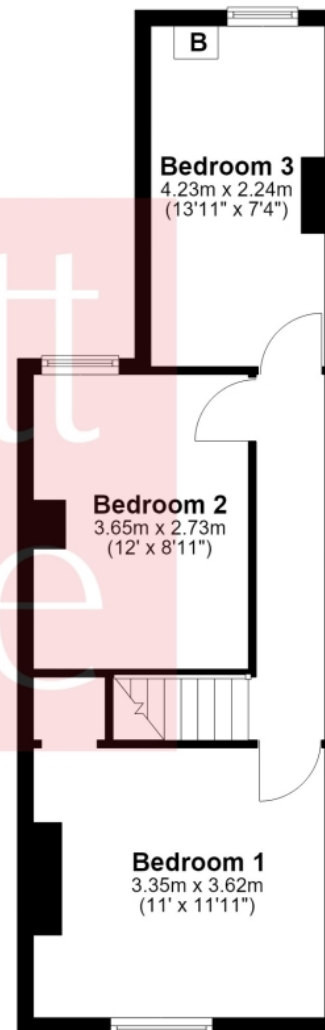
Ground Floor

Approx. 45.0 sq. metres (484.1 sq. feet)



First Floor

Approx. 38.5 sq. metres (413.9 sq. feet)



Total area: approx. 83.4 sq. metres (898.0 sq. feet)

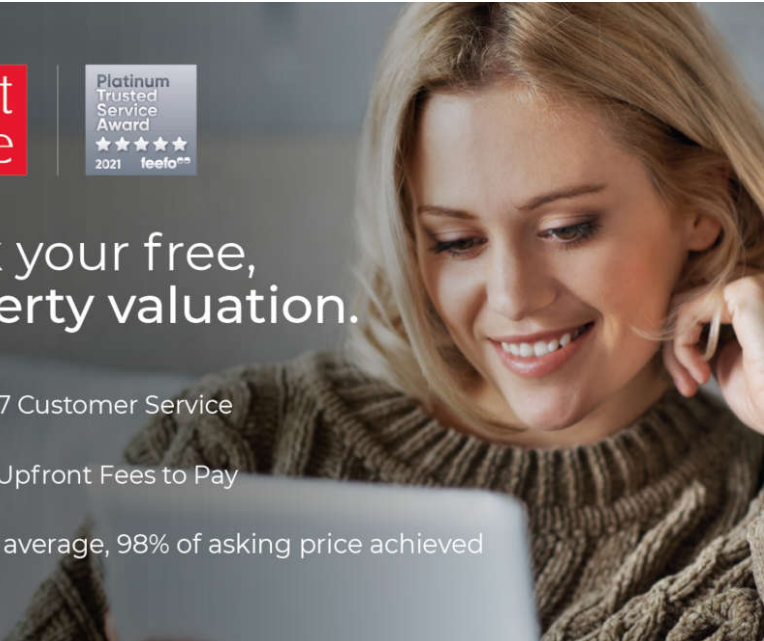
Floor plan created by Matte Black Media.
Plan produced using PlanUp.






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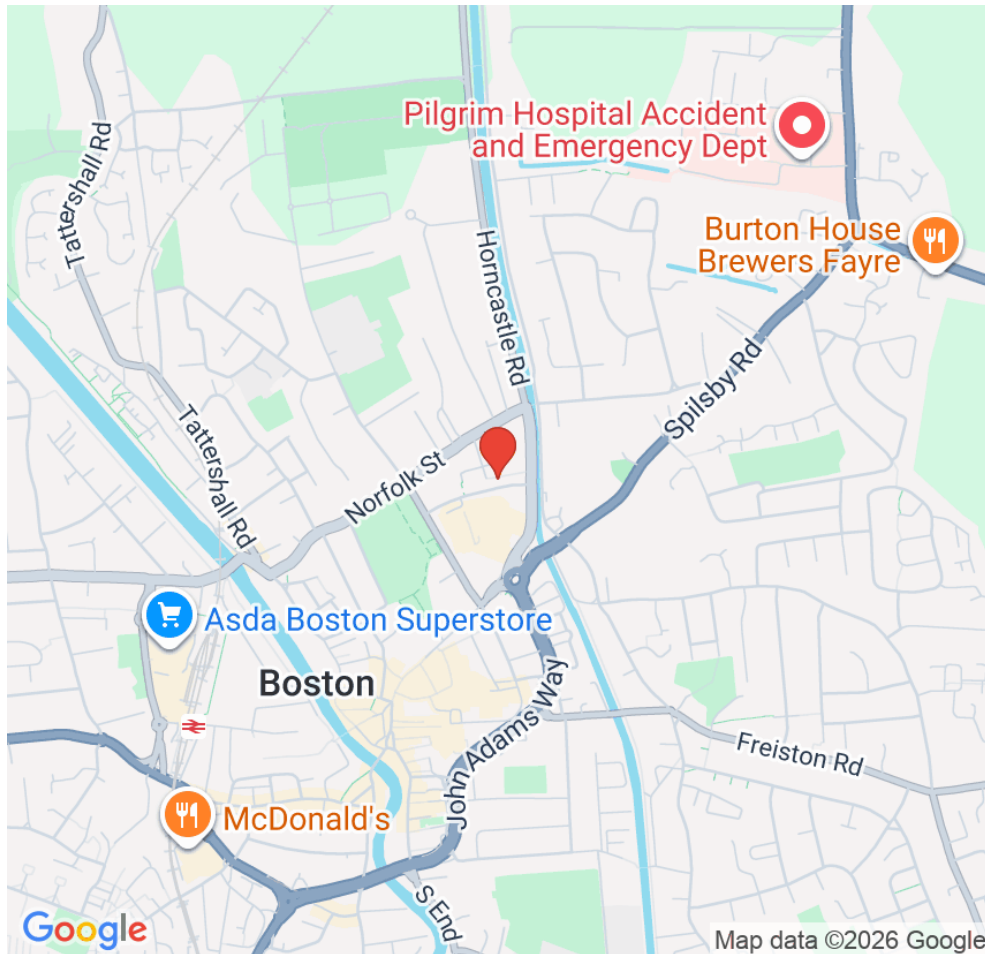
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is on the market with our Boston branch

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