



18 Horace Street
Boston, Lincolnshire, PE21 8PD

£140,000

3 Bedroom Semi-Detached House

- Freehold
- Large Period Property Close To The Town Centre
- Ideal For HMO Conversion
- Enclosed Rear Garden
- Family Bathroom and Two Cloakrooms
- Kitchen and Utility Room
- Viewing Advised
- Three Large Bedrooms
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 18 Horace Street, Boston, Lincolnshire, PE21 8PD](#)



Overview

This spacious 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 currently achieving an 8.9% gross yield under an Assured Shorthold Tenancy (AST). In addition, the generous layout offers excellent potential for conversion into a House in Multiple Occupation (HMO), subject to the necessary planning permissions and building regulation approvals.

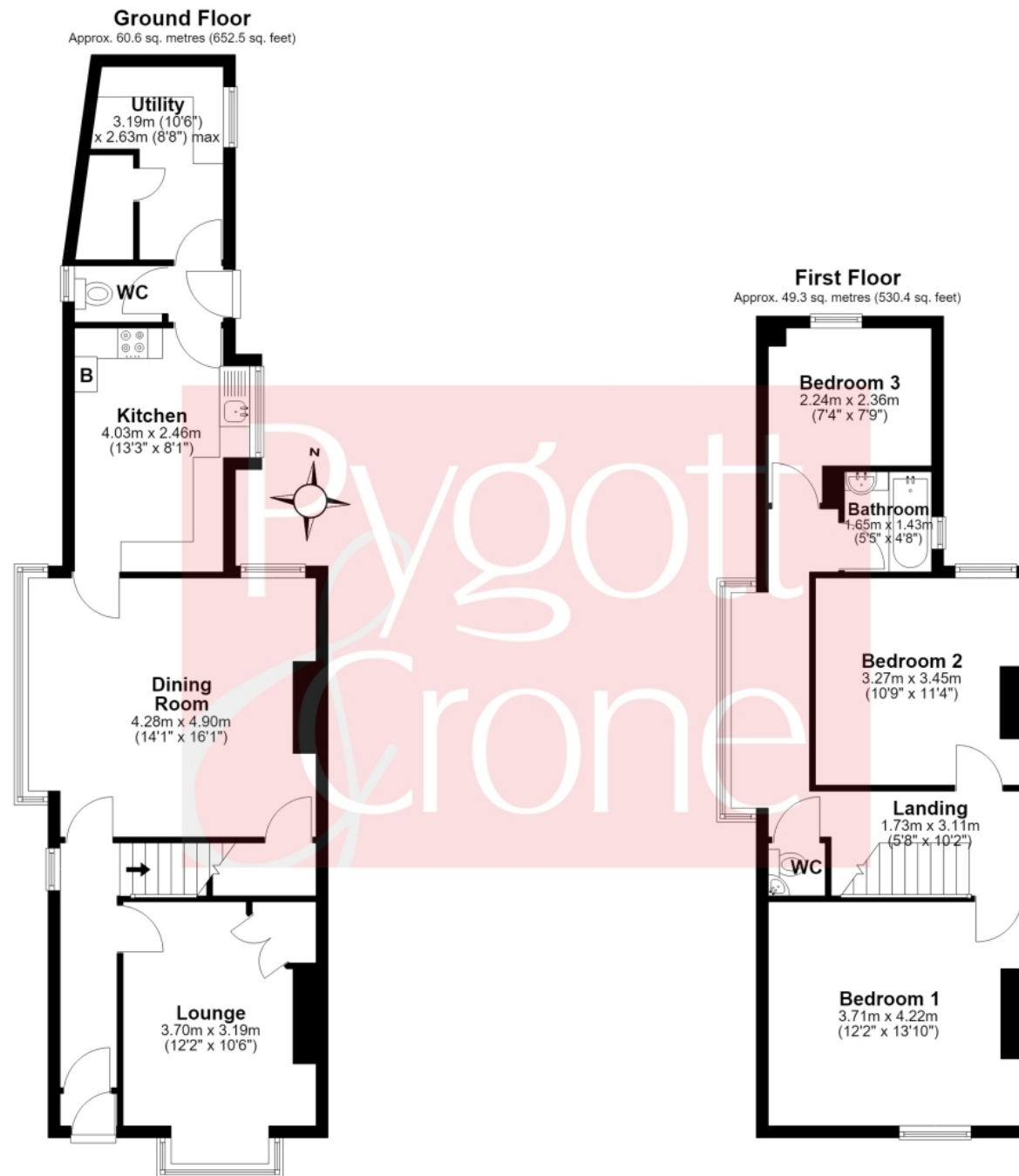
The accommodation briefly comprises an entrance hall, lounge, dining room, kitchen, utility room and WC to the ground floor. To the first floor are three bedrooms, a bathroom and a separate WC.

Outside, the property benefits from an enclosed rear garden, with on-street parking available nearby.

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, whilst also providing excellent future development potential.







Total area: approx. 109.9 sq. metres (1182.9 sq. feet)

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



Location



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



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