

Pygott & Crone

41 Fydell Street

Boston, Lincolnshire, PE21 8LG

£115,000

3 Bedroom Semi-Detached House

- Freehold
- 9.7% Gross Yield With The Potential to be Improved
- Investment Opportunity
- Close To Town
- Currently Let out to Long Term Tenants
- Rear Garden
- Three Individual Bedrooms
- Gas Central Heating, UPVC Windows and Doors
- EPC Rating - D, Council Tax Band - A

Click here to access the Energy Performance Certificate for 41 Fydell Street, Boston, Lincolnshire, PE21 8LG





Overview

This three-bedroom mid-terraced 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 a 9.7% gross yield under an Assured Shorthold Tenancy (AST).

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

Outside, the property benefits from an enclosed rear garden, providing a low-maintenance outdoor space.

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.



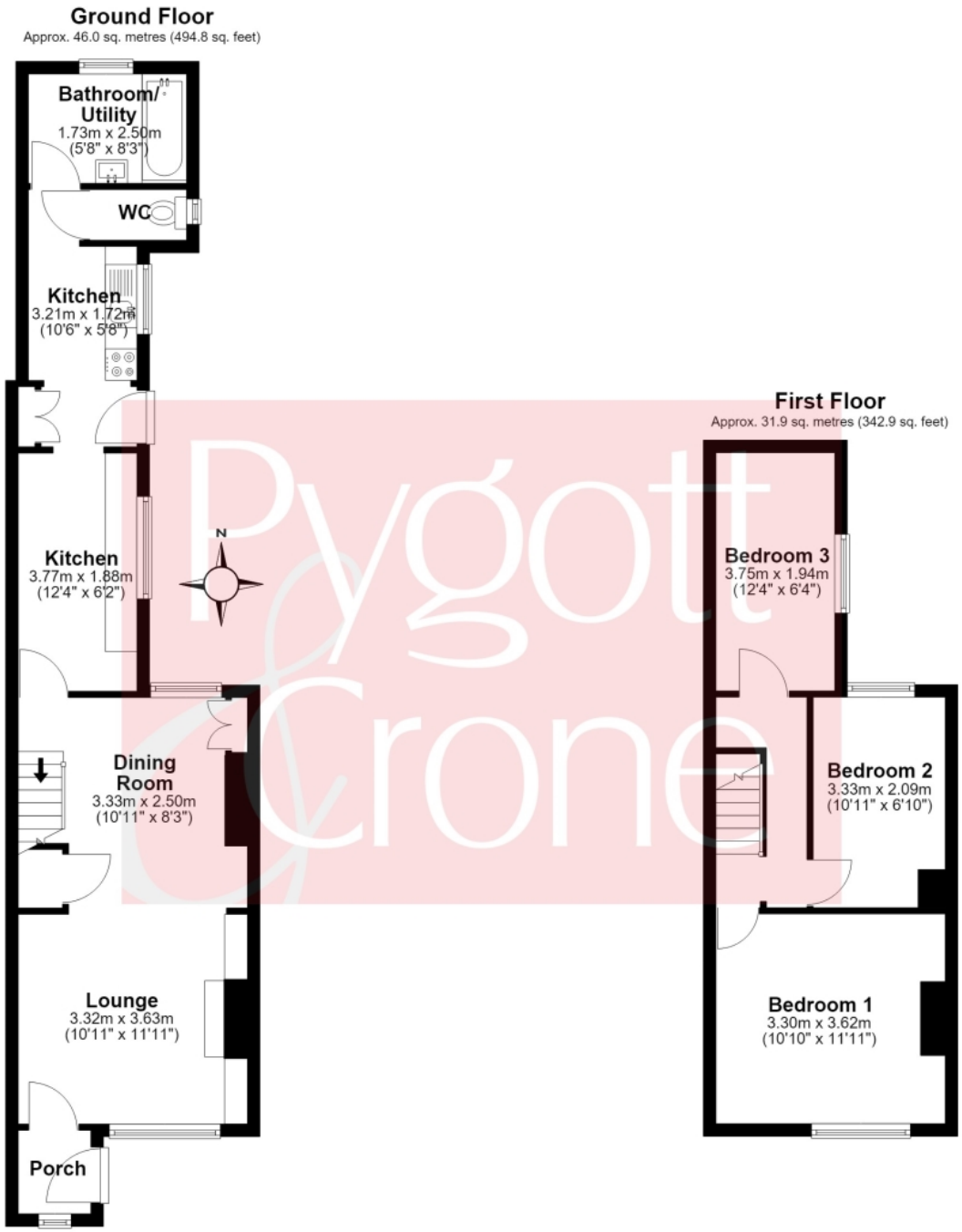












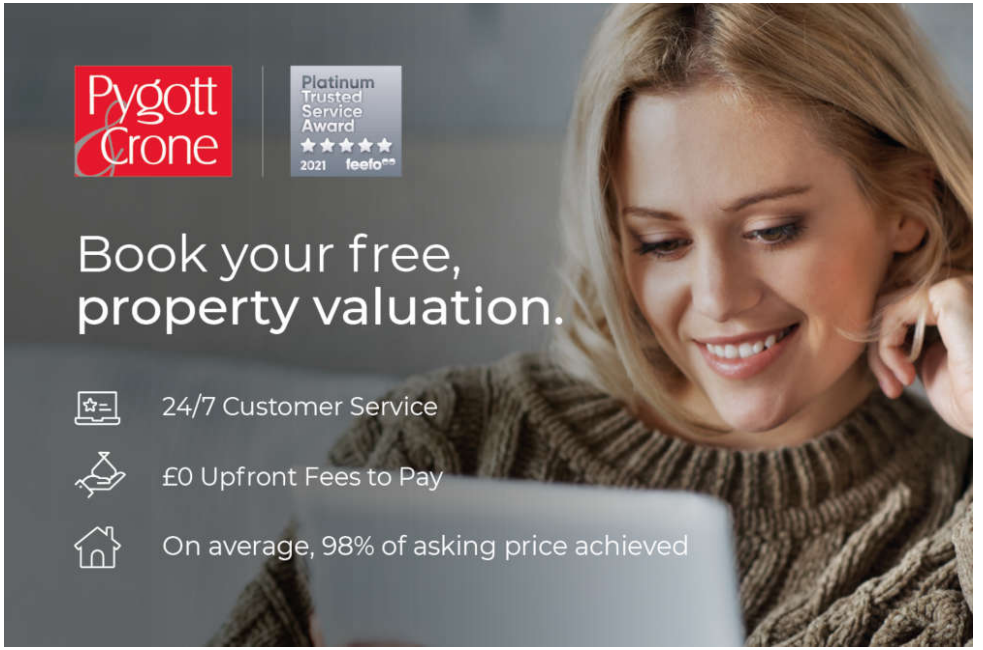
Total area: approx. 77.8 sq. metres (837.7 sq. feet)

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








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

Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

Mortgage Advice Bureau

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.

Houses. Homes. Harmony.

Pygott & Crone

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

---

24 Wide Bargate, Boston PE21 6RX

01205 359111