



43 Fydell Street  
Boston, Lincolnshire, PE21 8LG

£115,000



## 3 Bedroom Semi-Detached House

- Freehold
- 10.4% Gross Yield
- Three Bedrooms
- Semi-Detached
- Sold With A Long Term Tenant In Situ
- Enclosed Rear Garden
- Close To Town
- Viewing Advised
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 43 Fydell Street, Boston, Lincolnshire, PE21 8LG](#)





## Overview

This three-bedroom semi-detached 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 currently achieving a 10.4% Yield, under an Assured Shorthold Tenancy (AST).

The accommodation briefly comprises an entrance porch, lounge, dining room, kitchen and bathroom 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 Landlord of this property is also selling neighbouring properties which are extremely similar and available to purchase.

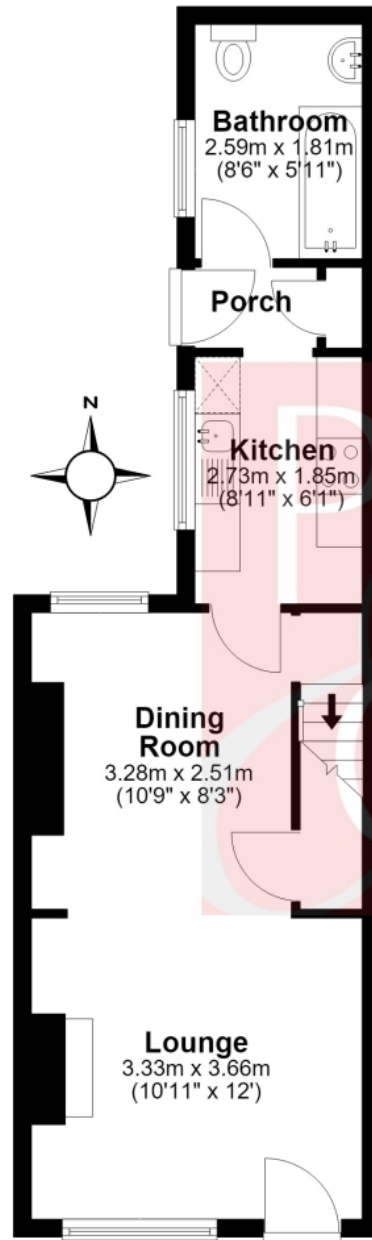






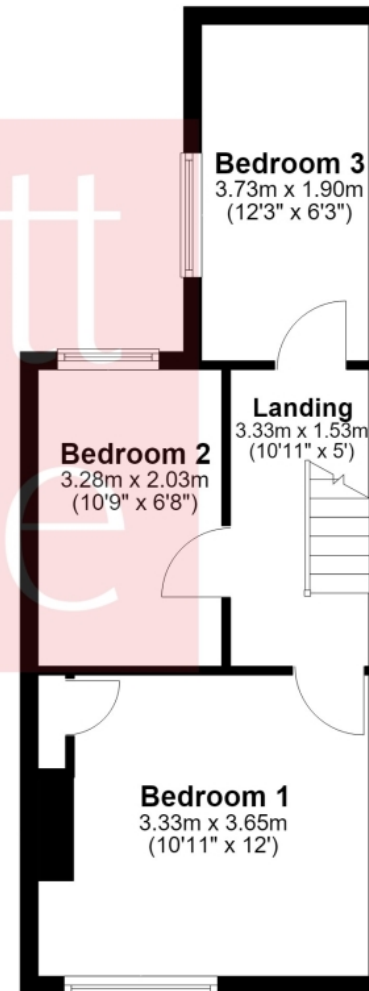
## Ground Floor

Approx. 35.3 sq. metres (379.9 sq. feet)



## First Floor

Approx. 31.9 sq. metres (343.1 sq. feet)



Total area: approx. 67.2 sq. metres (723.0 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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is on the market with our Boston branch

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