



74 Bradford Road
Boston, Lincolnshire, PE21 8BJ

£135,000

3 Bedroom Terraced House

- Freehold
- Three Bedroom Detached Family Home
- Sold With Tenants In Situ, Almost a 10% Gross Yield
- Parking Available To the Rear Of The Property
- Ground Floor Toilet, Upstairs Bathroom
- Ideal Location Close To Schools and Shops
- Fantastic Investment Opportunity
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 74 Bradford Road, Boston, Lincolnshire, PE21 8BJ](#)



Overview

This 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 a 9.6% yield, under an Assured Shorthold Tenancy (AST). The property also enjoys an outlook over a grassed area to the front.

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

Outside, the property benefits from an enclosed rear garden, with parking available directly behind the property.

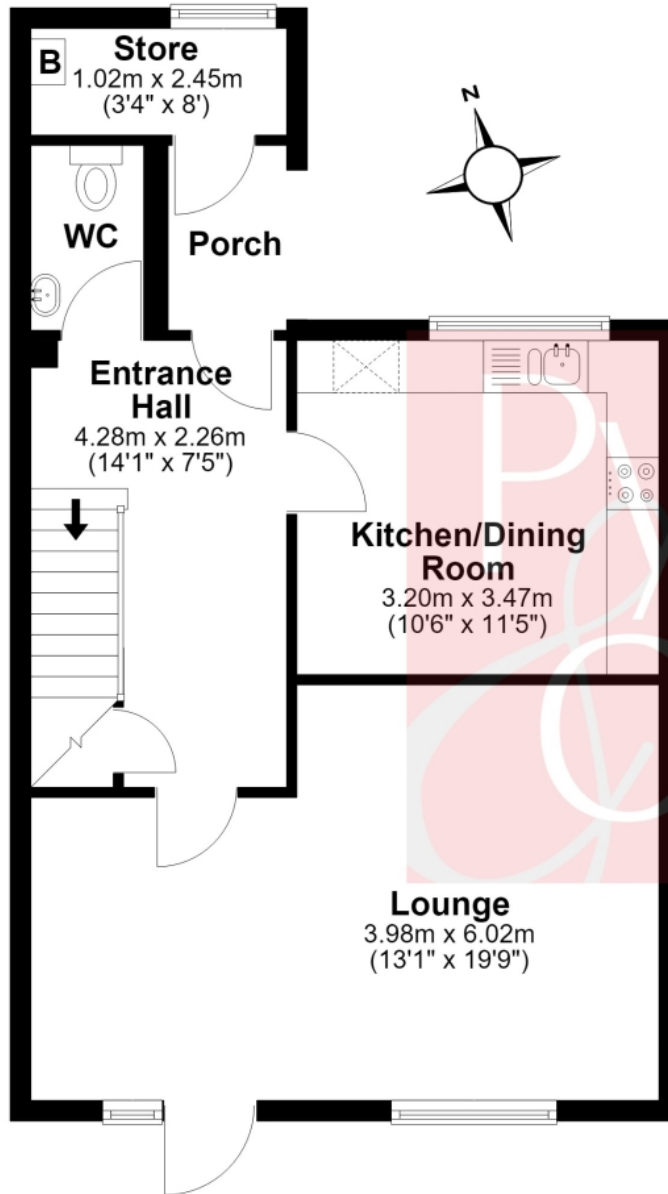
Further benefits include gas central heating and a convenient location close to the town centre, schools and transport links. Offered with an established tenant already in place, this is a ready-made addition to any investment portfolio





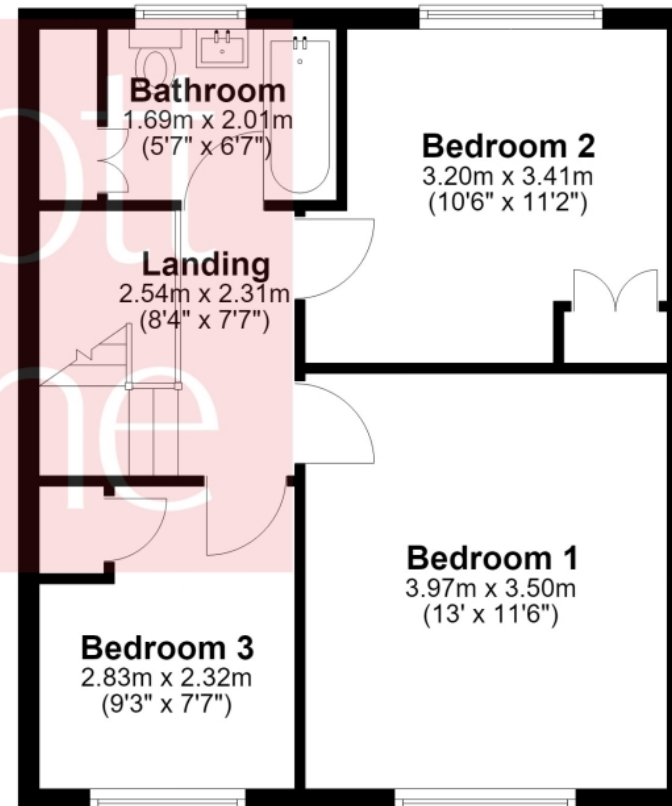
Ground Floor

Approx. 47.2 sq. metres (508.1 sq. feet)
(excluding Porch)



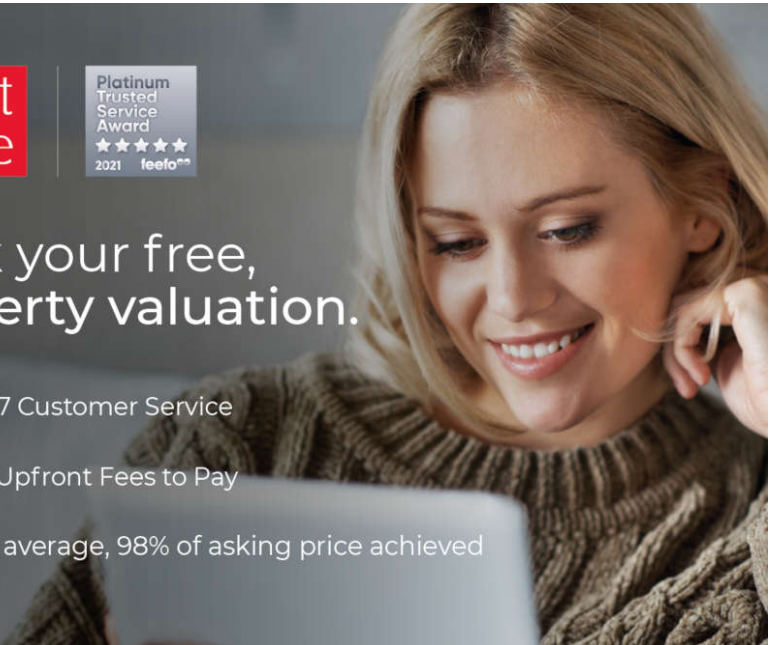
First Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



Total area: approx. 90.4 sq. metres (972.7 sq. feet)

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

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Location



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is on the market with our Boston branch

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01205 359111