



37-43, Fyddell Street
Boston, Lincolnshire, PE21 8LG

£450,000

12 Bedroom Terraced House

- Freehold
- A Row Of 4 Three Bedroom Semi-Detached Properties
- Potential Gross Yield of 11.5% Per Year
- Three Bedrooms
- Sold With Tenants In Situ
- Close To The Town Centre
- Gas Central Heating
- UPVC Windows and Doors



Overview

An exciting opportunity to purchase a portfolio of four semi-detached houses, ideally located close to Boston town centre and a wide range of local amenities, making them an excellent investment opportunity. Offering the potential for an approximate 11.3% gross yield, with three of the four properties currently let on Assured Shorthold Tenancies (ASTs), this presents a straightforward purchase for investors looking to start or expand their portfolio.

All four properties benefit from gas central heating, UPVC double glazed windows and doors, valid EICRs and Gas Safety Certificates.

Each property offers well-proportioned accommodation comprising three bedrooms, lounge, dining room, kitchen and bathroom. Externally, all properties benefit from low-maintenance rear gardens.

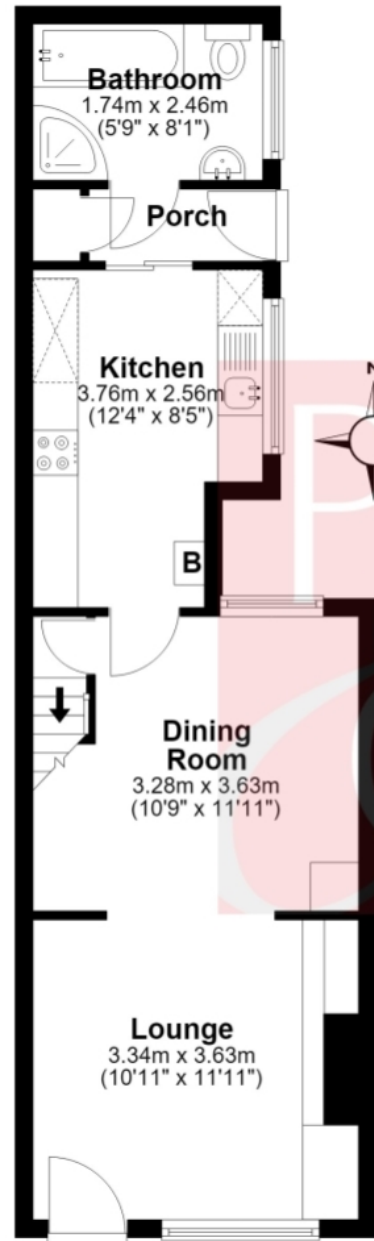
With an established rental income already in place and the remaining property offering the opportunity to generate further income, this is an excellent investment opportunity in a popular rental location, conveniently positioned close to shops, schools, transport links and the amenities of Boston town centre.





Ground Floor

Approx. 40.1 sq. metres (432.1 sq. feet)



First Floor

Approx. 32.2 sq. metres (347.0 sq. feet)

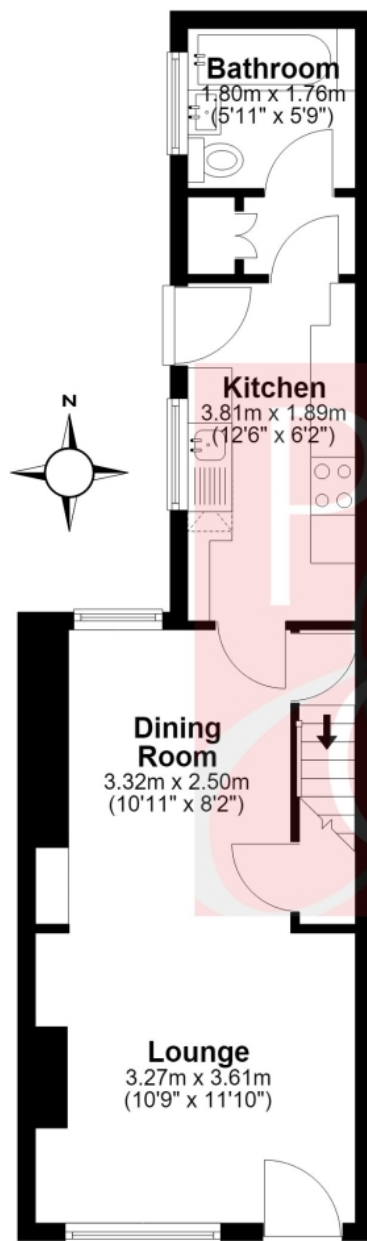


Total area: approx. 72.4 sq. metres (779.0 sq. feet)

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

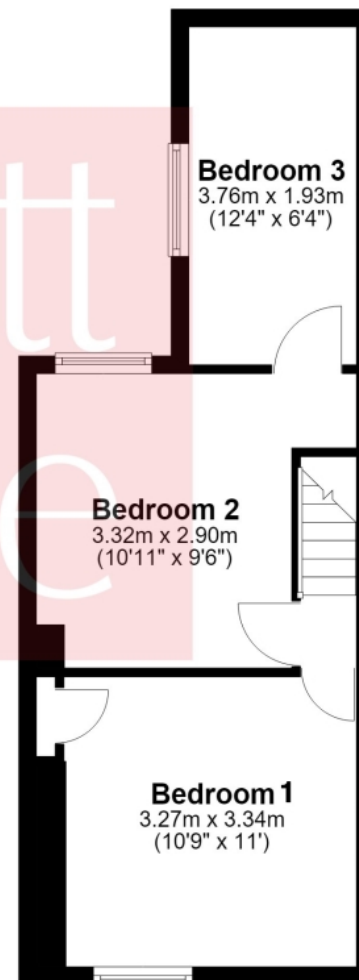
Ground Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.1 sq. feet)

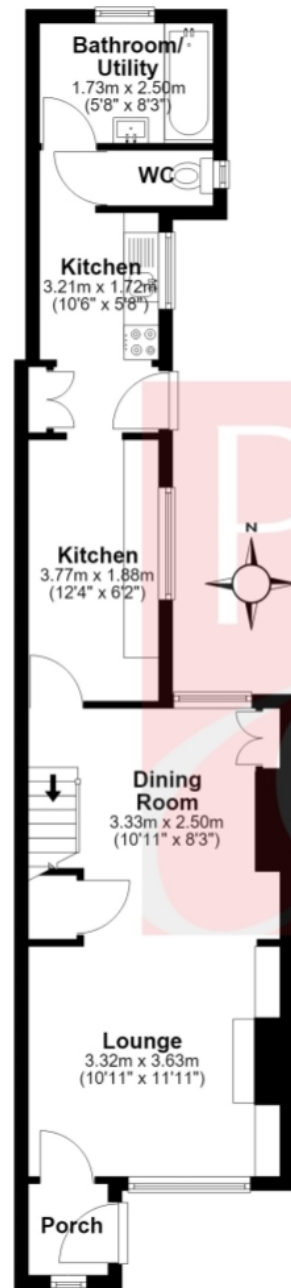


Total area: approx. 68.3 sq. metres (735.5 sq. feet)

Floor plan created by Matte Black Media.
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Ground Floor

Approx. 46.0 sq. metres (494.8 sq. feet)



First Floor

Approx. 31.9 sq. metres (342.9 sq. feet)

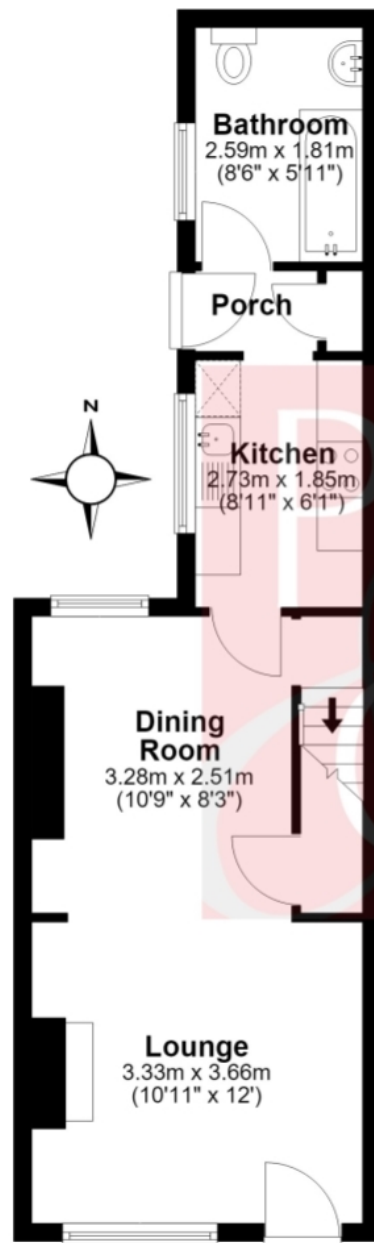


Total area: approx. 77.8 sq. metres (837.7 sq. feet)

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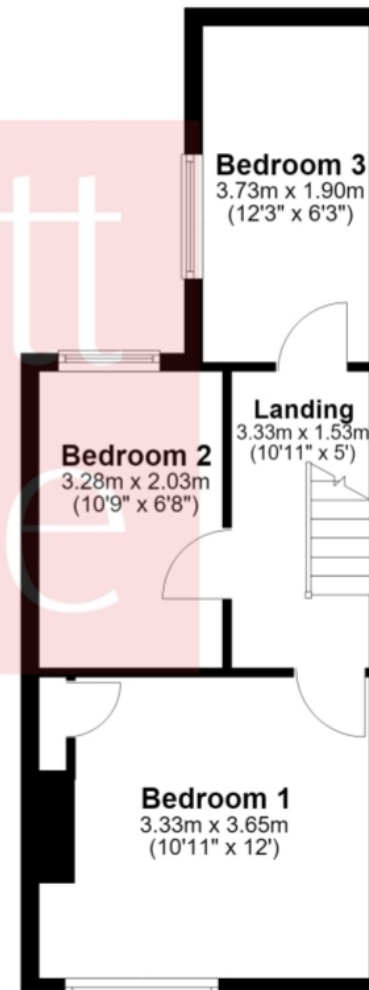
Ground Floor

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)

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Plan produced using PlanUp.



Location



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is on the market with our Boston branch

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