



Tunnard Street

Boston, PE21 6PL

£175,000

-HMO INVESTMENT OPPORTUNITY- located within the TOWN CENTRE and close to CENTRAL PARK. The property has FOUR large rooms with COMMUNAL DINING ROOM and KITCHEN, ground-floor SHOWER ROOM and first-floor BATHROOM and to the rear a communal enclosed REAR GARDEN.





Sell your home from

£695 (terms and conditions apply)

FREEHOLD INVESTMENT OPPORTUNITY

The property is currently LET & Managed by a local Letting Agent who have advised the following:

x2 large single rooms - £85pw each

x1 large single room £90pw

x1 double room £120pw

TOTAL GROSS INCOME FULLY LET = £380pw/

£19,760pa

Entrance Hall

Room ONE 13'7" x 11'11" (4.16 x 3.64)

Room TWO 12'4" x 12'0" (3.76 x 3.68)

Dining Room 12'5" max x 9'10" (3.80 max x 3.02)

Kitchen 9'11" x 7'5" (3.04 x 2.27)

Ground Floor Shower Room & W.c

First Floor Landing

Room THREE 16'11" x 11'11" (5.16 x 3.64)

Room FOUR 13'7" x 12'0" (4.16 x 3.68)

Bathroom

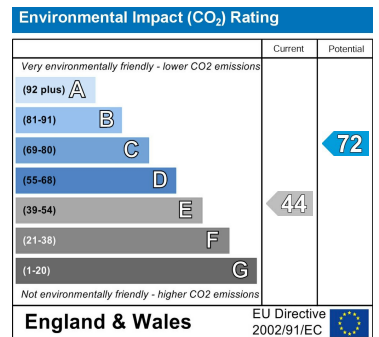
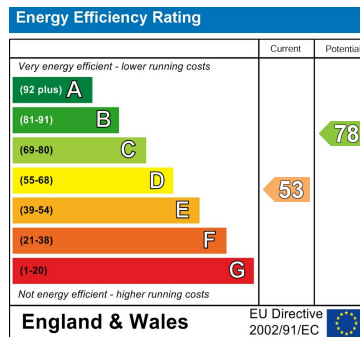
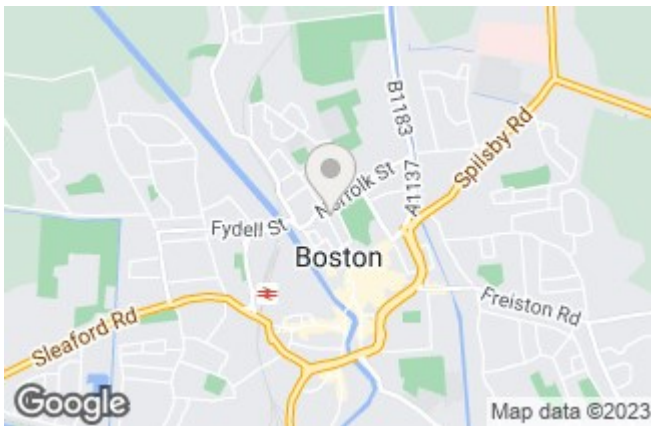
Outside

The property has a small frontage with path the entrance door. To the rear is a good sized communal low maintenance enclosed rear garden.



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Tunnard Street, Boston, Lincolnshire, PE21



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coming January 2015

The Property Ombudsman
APPROVED CODE
Redress Scheme

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NAEA
National Association of Estate Agents

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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".