



5 Hall Mews, Brothertoft Road, Boston, Lincolnshire, PE21 8HF
Asking price £90,000



Charming 1-Bedroom Semi-Detached House – Perfect Investment Opportunity

Welcome to this delightful 1-bedroom semi-detached house, ideal for investors seeking a long-term, reliable rental property. This charming home offers a comfortable and modern living experience with several attractive features:

Key Features:

Open Plan Living: The spacious open plan lounge and dining area create a welcoming atmosphere, perfect for relaxing or entertaining guests. Large windows flood the space with natural light, enhancing the airy feel.

Fitted Kitchen: The well-appointed kitchen boasts contemporary fittings and ample storage space, making meal preparation a breeze.

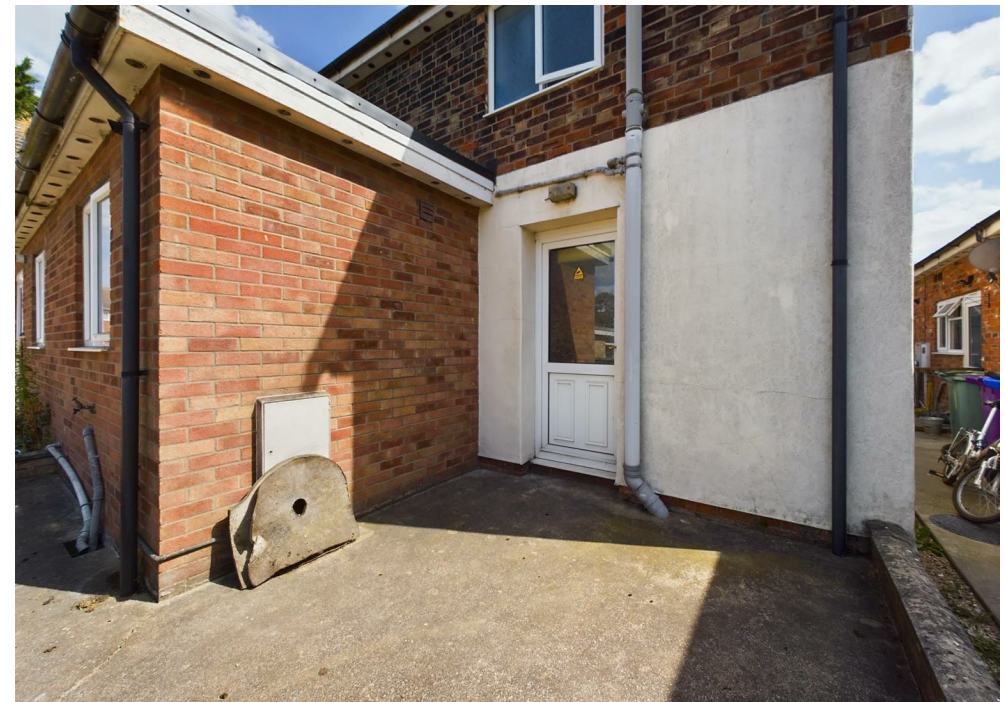
Front and Rear Terraces: Enjoy outdoor living with both front and rear terraces, providing perfect spots for morning coffee, outdoor dining, or simply soaking up the sun.

Bathroom: The modern bathroom is equipped with all essential fixtures and fittings, ensuring convenience and comfort.

Parking: Dedicated parking ensures ease of access and convenience for the tenant or homeowner.

Long-Term Tenant: The property comes with a long-term tenant in place, offering a hassle-free investment with immediate rental income.

This property is an excellent investment opportunity, combining a desirable living space with a reliable rental return. Don't miss out on this chance to secure a profitable and low-maintenance addition to your portfolio. Contact us today to arrange a viewing!



Living Room with Dining Area

18'8" x 12'7" (5.69m x 3.84m)

With uPVC double glazed window, two central heating radiators, t.v and telephone points, laminate flooring, coving to the ceiling and stairs to the first floor.

Kitchen

8'10" x 6'11" (2.69m x 2.11m)

Fitted with a range of matching wall and base units, return work surfaces with inset sink and splash tiling, recess and plumbing for washing machine, built-in cooker and hob with extractor above, wall mounted gas central heating boiler and uPVC double glazed window.

First Floor Landing

9'0" x 3'2" (2.76 x 0.97)

With uPVC double glazed window and cupboard.

Bedroom

12'7" x 9'2" (3.84 x 2.81)

With uPVC double glazed window and radiator.

Bathroom

9'2" x 12'7" (2.80 x 3.85)

Comprising: bath with shower over, w.c and wash hand basin, radiator and obscure uPVC double glazed window.

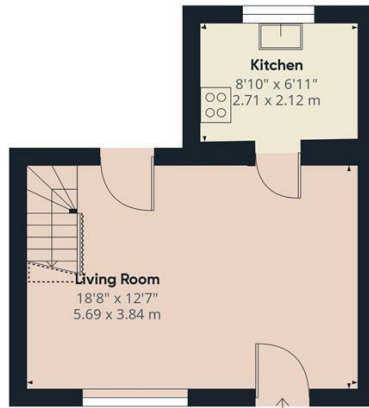
Outside

The property is located off Brothertoft Road with parking space to the front and courtyard to the rear.

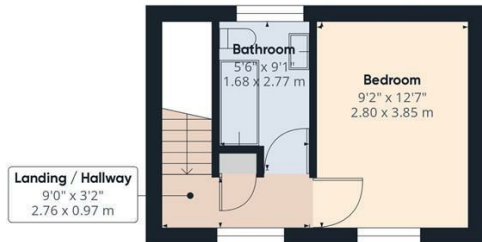








Ground Floor



Floor 1

Approximate total area¹⁾

500.24 ft²
46.47 m²

Reduced headroom

33.59 ft²
3.12 m²

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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