



61 Hartley Street, Boston, PE21 9BS
Asking price £145,000



Investment Opportunity – Tenant Occupied

A traditional, three-bedroom semi-detached house located in a highly sought-after area, offering a fantastic investment opportunity with tenants already in situ. This deceptively spacious property features:

A comfortable lounge and separate dining room, perfect for family living or entertaining.

A well-equipped kitchen with adjoining rear lobby providing convenient access to the rear yard.

A downstairs bathroom, adding practicality to the layout.

Three generously sized bedrooms upstairs, ideal for families or shared tenants.

Outside, the rear yard offers low-maintenance outdoor space, appealing to tenants looking for convenience.

With its prime location, stable rental income, and long-term potential for growth, this property is an excellent addition to any investment portfolio.



Lounge

10'6" x 10'7" (3.21 x 3.24)

Hallway

4'10" x 7'3" (1.48 x 2.23)

Stairs to first floor, door to kitchen and under stairs storage

Under Stairs Storage

4'11" x 4'3" (1.50 x 1.32)

Dining Room

10'2" x 11'8" (3.10 x 3.56)

Kitchen

11'3" x 6'10" (3.43 x 2.09)

Fitted kitchen, intergal cooker, hob and extractor

Hallway

3'11" x 2'11" (1.20 x 0.91)

Door to bathroom, pantry and access to garden/courtyard

Bathroom

7'2" x 6'6" (2.19 x 1.99)

Shower, sink and wc

Bedroom 1

10'7" x 11'1" (3.25 x 3.40)

Bedroom 2

9'10" x 8'3" (3.00 x 2.54)

Landing

15'5" x 2'6" (4.72 x 0.77)

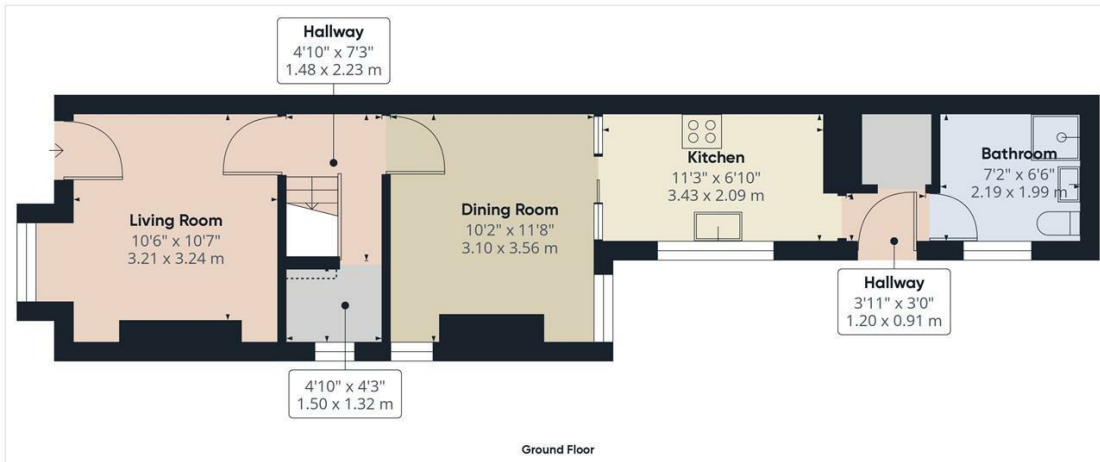
Bedroom 3

11'5" x 6'8" (3.48 x 2.04)









Approximate total area[®]
786.41 ft²
73.06 m²

Reduced headroom
1.83 ft²
0.17 m²



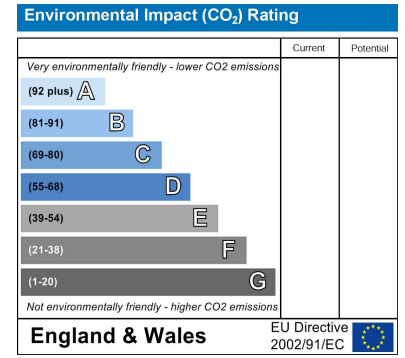
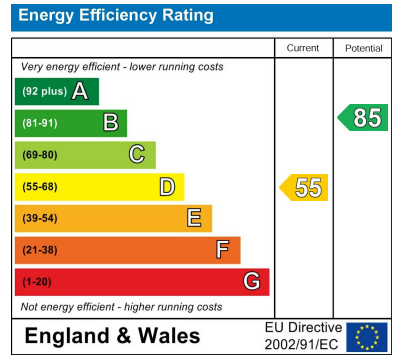
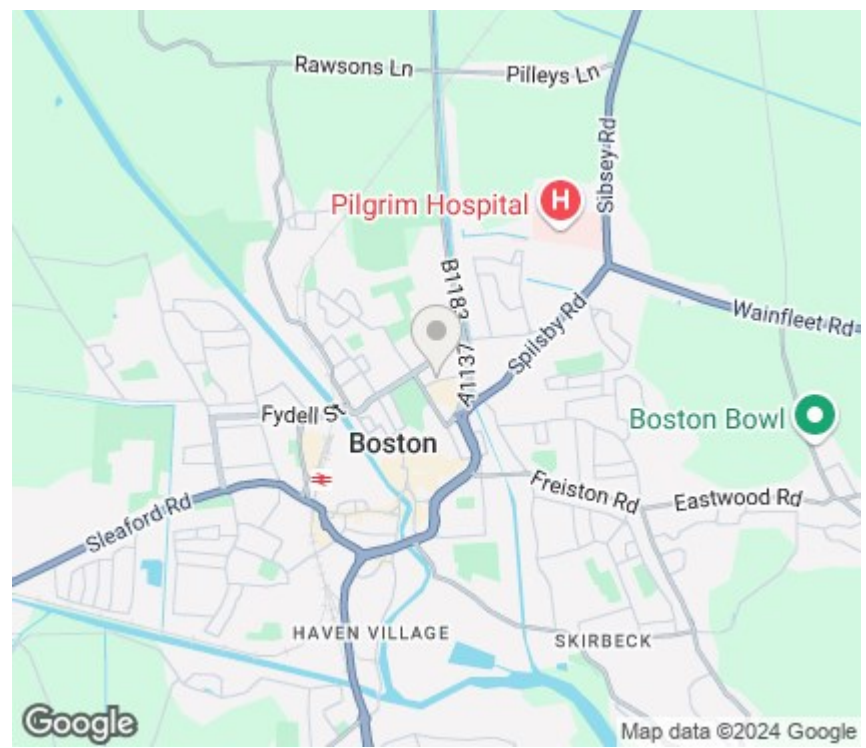
(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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