



61 Hartley Street, Boston, PE21 9BS
Asking price £135,000

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)







