



12 Albert Street, Boston, PE21 8PE
Asking price £145,000



WALKING DISTANCE TO AMENITIES / IDEAL INVESTMENT OPPORTUNITY WITH TENANTS IN SITU

This spacious three-bedroom property, located in the heart of Boston, offers a prime investment opportunity with tenants already in place. Perfectly positioned within walking distance to key amenities such as schools, doctors, hospitals, restaurants, supermarkets, and more, this property provides both convenience and long-term rental potential.

The property features an entrance hall, a dining room, a lounge, and a well-appointed kitchen on the ground floor. Upstairs, you'll find three generously sized bedrooms and a family bathroom. A low-maintenance rear garden adds to the appeal, offering outdoor space without the upkeep.

Whether you're a seasoned investor or looking to start your property portfolio, this property offers immediate rental income in a highly sought-after central location. Don't miss out on this fantastic opportunity!



Hallway

13'7" x 3'4" (4.16 x 1.04)

Laminated wood flooring. Doors to storage room, lounge, downstairs cupboard, kitchen and stairs to first floor

Storage Room

6'0" x 3'9" (1.83 x 1.15)

Conveniently located near the entrance of the property. Perfect for storing coats, boots, bags and prams etc.

Lounge

14'2" x 11'11" (4.32 x 3.64)

Good size lounge, large bay window offering plenty of light, Carpet underfoot

Dining Room

12'0" x 11'5" (3.68 x 3.48)

Patio doors leading to garden

Kitchen

7'8" x 7'11" (2.36 x 2.42)

Fully fitted kitchen, offering a range of wall and base units. Window overlooking rear garden.

Outbuilding

14'3" x 8'1" (4.35 x 2.48)

Brick built outbuilding. Concrete Floor. Window. Perfect for storage, or use as a shed

Landing

4'3" x 4'7" (1.30 x 1.41)

Bathroom

7'11" x 7'11" (2.42 x 2.42)

Bathrom comprising of a sink, bath and wc

Bedroom 1

11'10" x 11'11" (3.63 x 3.65)

Window overlooks front garden. Lovely size room, old fireplace (not checked)

Bedroom 2

11'10" x 10'3" (3.61 x 3.13)

Bedroom 2 is a spacious room, window overlooks rear garden

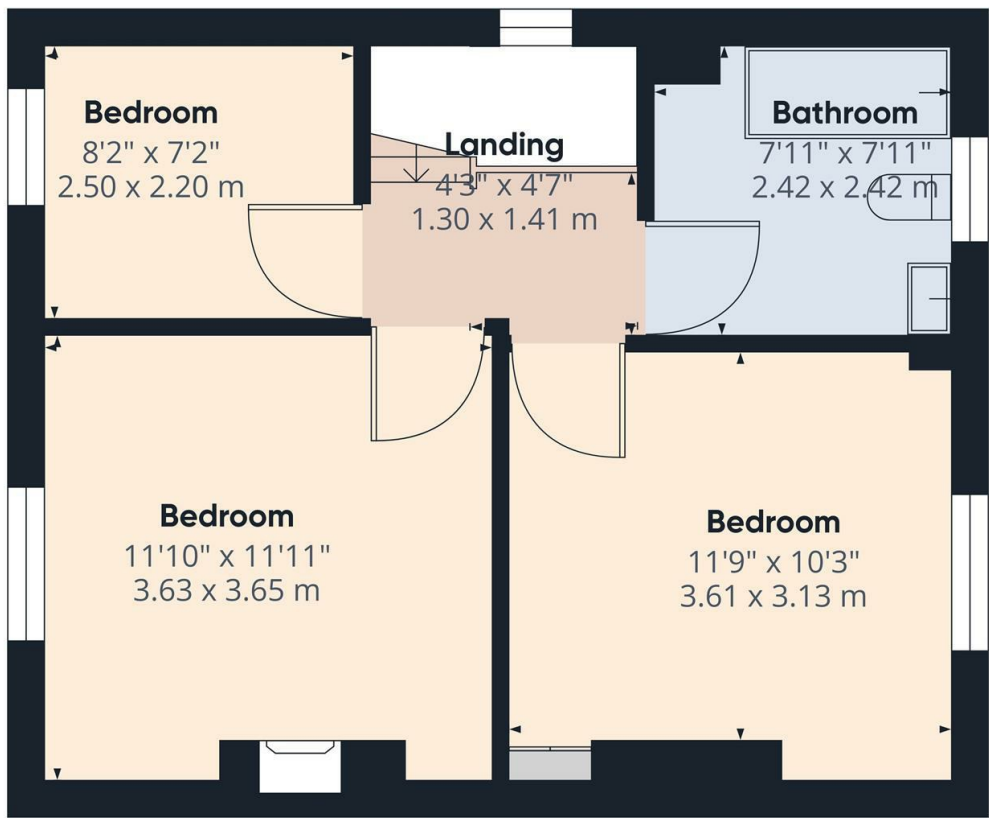
Bedroom 3

8'2" x 7'2" (2.50 x 2.20)









Floor 1 Building 1

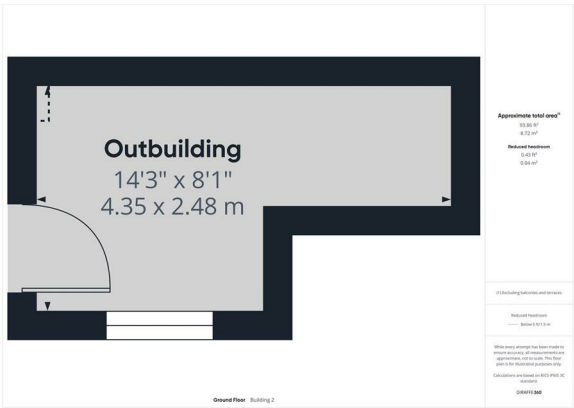
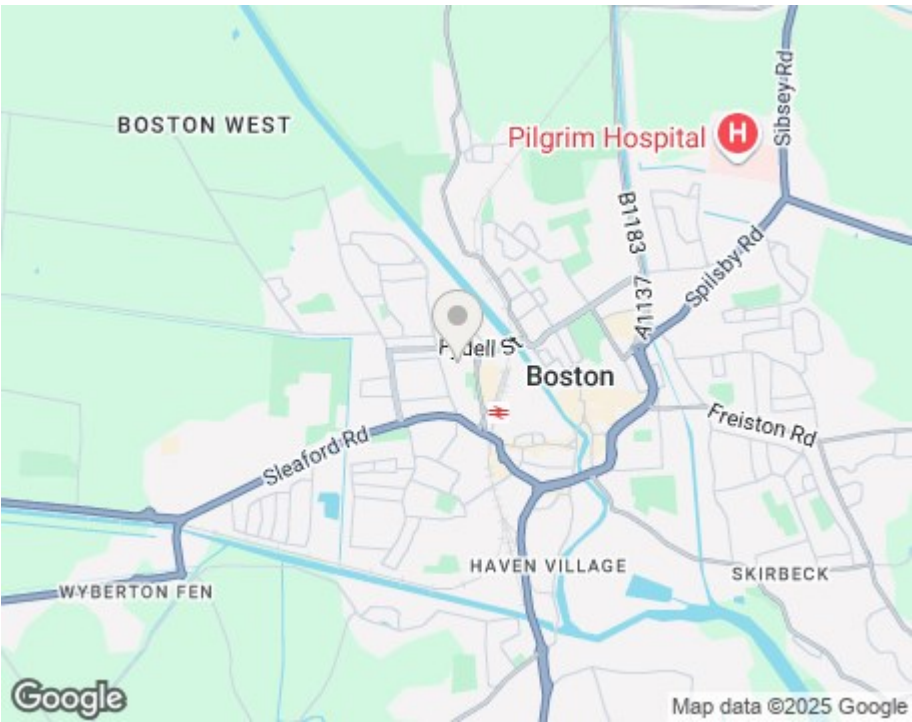
Approximate total area⁽¹⁾
419.04 ft²
38.93 m²

(1) Excluding balconies and terraces

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.

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Ground Floor Building 2

Approximate total area⁽¹⁾
63.26 sq ft
5.86 sq m

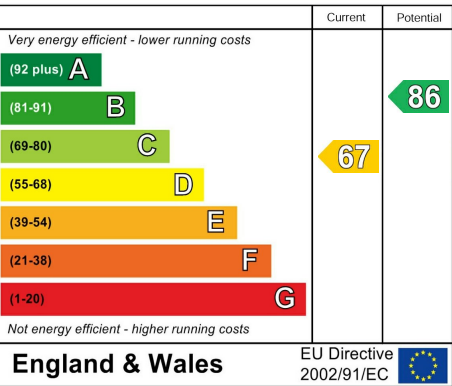
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Energy Efficiency Rating

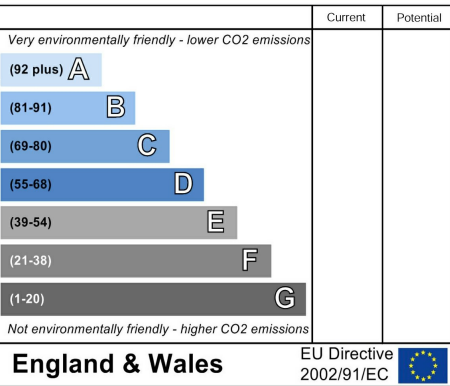


England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating



England & Wales

EU Directive
2002/91/EC

