



**55 King Street, Boston, PE21 8UU**  
**£105,000**



NO ONWARD CHAIN!

A fantastic investment opportunity awaits with this property, currently tenanted and generating an impressive 9.5% rental yield.

The internal layout offers well-designed living spaces, including a welcoming main entrance that opens into a SPACIOUS lounge-diner, a fitted kitchen, a landing, two DOUBLE bedrooms, and a stylish, modern bathroom.

Outside, the property boasts an enclosed, low-maintenance rear garden, perfect for easy upkeep.

Situated in an excellent location, this home provides convenient access to local schools, shops, and public transport links. Whether you're an investor seeking a high-yield property or a buyer looking for a move-in-ready home, this is a must-see opportunity. Don't let it pass you by!



**Lounge**  
11'9" x 11'8"  
(3.59 x 3.56)  
Open plan  
Lounge and  
Dining Room,  
Laminate  
flooring,

**Dining Room**  
12'4" x 8'8" (3.77  
x 2.66)  
Open plan  
Lounge/Diner.  
Door to kitchen.  
Storage  
Cupboard under  
stairs, stairs to  
first floor.

**Kitchen**  
8'9" x 37'8" (2.67  
x 11.5)  
Fitted kitchen,  
with a range of  
wall and base  
units. Space for  
washing  
machine, Fridge  
and Cooker.  
Laminate  
flooring. Door to  
courtyard.

**Landing**  
12'0" x 3'3" (3.67  
x 1.01)  
Access to  
bedrooms and  
bathroom. Large  
window offering  
plenty of light.  
Stairs and  
landing have  
been fully  
carpeted

**Bathroom**  
8'4" x 6'1" (2.55 x  
1.86)  
Bathroom  
comprise of  
sink, wc and  
bath, matching  
wall and floor  
tiles.

**Bedroom 1**  
11'9" x 14'2"  
(3.60 x 4.33)  
Bedroom 1, is to  
the front of the  
property. The  
bedroom is  
flooded with  
natural light due  
to two windows.  
Spacious  
bedroom with  
built in storage.

**Bedroom 2**  
12'2" x 9'1" (3.72  
x 2.77)  
Bedroom two,  
benefits from a  
large window,  
allowing plenty  
of light.



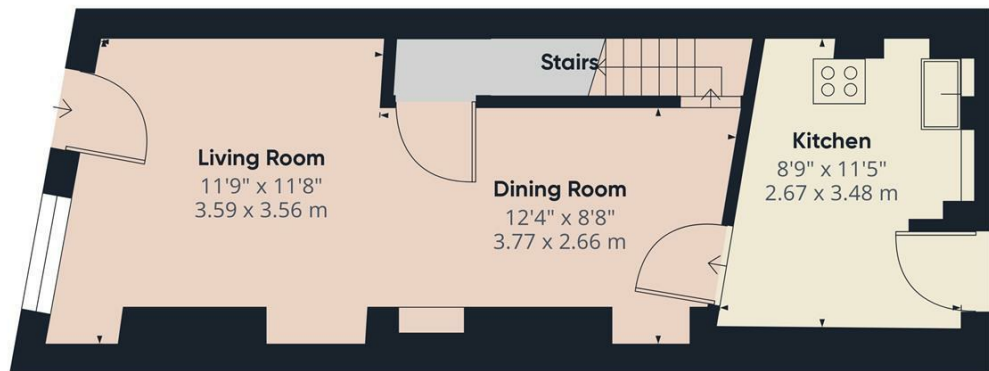




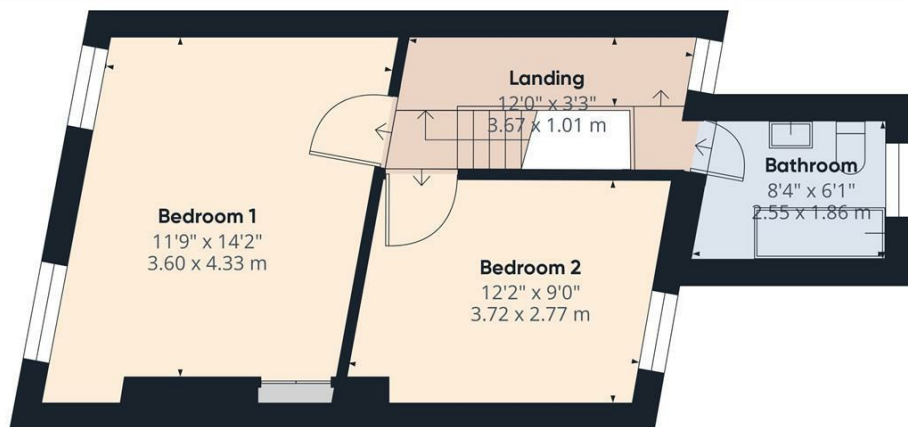








Ground Floor



Floor 1

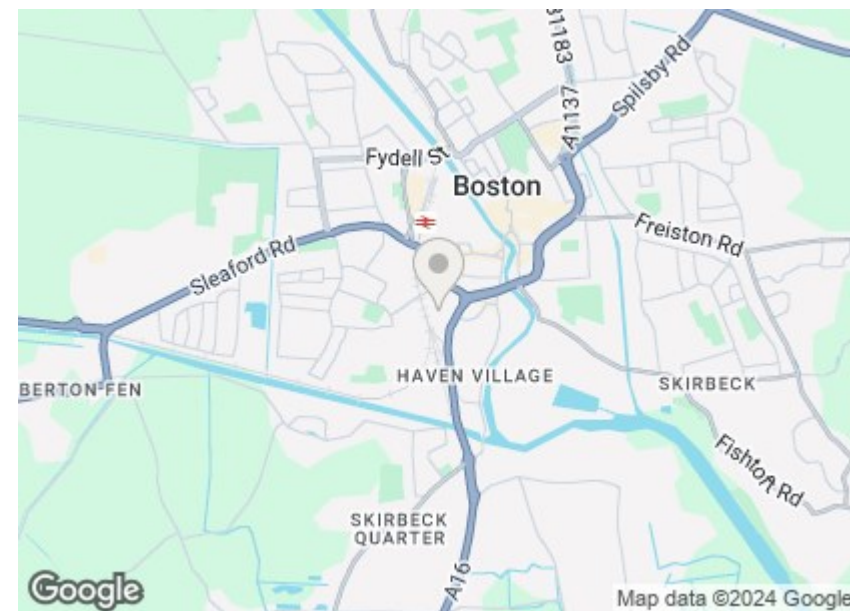
Approximate total area<sup>(1)</sup>  
739.36 ft<sup>2</sup>  
68.69 m<sup>2</sup>

(1) Excluding balconies and terraces

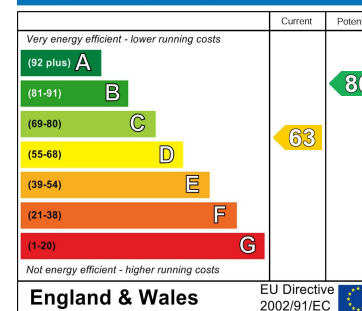
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating

