



67 / 67a Brothertoft Road, Boston, Lincolnshire, PE21 8HF
Asking price £265,000

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Refurbished FREEHOLD block of FIVE GARAGES & TWO APARTMENTS & 5 Garages! each with TWO BEDROOMS and OFF ROAD PARKING situated within walking distance of Boston Town Centre and ASDA. Internally the property offers two self contained apartments both comprising of Entrance Hall, Lounge, Modern Fitted Kitchen, Two Bedrooms and Family Bathroom. The apartments also benefit from Upvc double glazing, Gas fired central heating and off road parking for one vehicle. Call Now for more information and to arrange a viewing. Great investment for a landlord



Summary

This property presents an attractive investment opportunity, comprising two self-contained apartments and five single garages. Both apartments are well-proportioned, with practical layouts that include fitted kitchens, bathrooms, and spacious bedrooms, ensuring strong rental appeal to a wide tenant base. The addition of five single garages provides valuable secure parking or storage, offering further income potential and enhancing overall yield. With a combination of residential accommodation and ancillary assets, this property delivers a balanced and versatile investment proposition.

67 Ground Floor

Entrance Hall

A corridor that bends around to link the dining room with the bedrooms and bathroom.

Living Room

14'0" x 11'11" (4.29 x 3.64)

A spacious central living area that connects directly to the kitchen and hallway.

Kitchen

10'10" x 7'3" (3.32 x 2.23)

A practical cooking space, opening into the dining room/living area.

Bedroom One

12'9" x 13'9" (3.89 x 4.20)

A large, bright double bedroom with an angled wall for added character.

Bedroom Two

11'4" x 6'9" (3.46 x 2.06)

Another decent sized bedroom, the smaller of the two.

Family Bathroom

8'2" x 5'9" (2.51 x 1.77)

A practical bathroom perfect for singles, couples or small families.

67a First Floor

Entrance Hall

11'1" x 6'11" (3.38 x 2.13)

A welcoming entrance with plenty of space with stairs leading up to the first floor. Also has additional storage under the stairs.

Landing

11'0" x 10'9" (3.36 x 3.29)

A central connecting space providing access to all rooms.

Lounge

13'9" x 12'8" (4.21 x 3.87)

A very spacious living area

Kitchen

10'9" x 7'10" (3.30 x 2.40)

A practical kitchen with direct access from the landing.

Bedroom One

12'1" x 11'9" (3.70 x 3.60)

A well-proportioned double bedroom adjacent to the kitchen.

Bedroom Two

11'5" x 8'6" (3.50 x 2.60)

A spacious main bedroom with an angled wall adding extra character.

Family Bathroom

A generously sized bathroom conveniently located off the landing.

Outside

Surrounding the property there is a low maintenance garden area as well as a parking space for one vehicle per apartment.

Viewing Arrangements

By Appointment Only. Please Call Vendoors Estate Agents on 01205 365500.

Five Single Garages

All are LET at a combined total of £195pcm





Ground Floor

Approx. 56.5 sq. metres (607.7 sq. feet)



Total area: approx. 56.5 sq. metres (607.7 sq. feet)