



4 South Terrace, Boston PE21 6BA

welcome to

4 South Terrace, Boston

* FOR SALE VIA TRADITIONAL AUCTION * Walking distance to town, IDEAL INVESTMENT FOR A NEW OR EXISTING LANDLORD. Grade II listed terraced property CONVERTED IN TO THREE SELF-CONTAINED FLATS. View over the River Witham and of Boston Stump. Currently achieving an income of £19,200 per year



GUIDE PRICE £170,000-£190,000 Overlooking the River Witham and having views of Boston Stump, this three bedroom terraced property has been converted in to three self-contained flats and currently has a rental income of £19,200 per year. The property is situated on the outskirts of town and a short walk from the towns amenities making it an attraction to tenants

Flat One

Lounge

11' 2" x 15' 10" (3.40m x 4.83m)

Kitchen

6' 3" x 14' 2" (1.91m x 4.32m)

Bedroom

6' 11" x 10' 1" (2.11m x 3.07m)

Bathroom

7' 8" x 7' 5" (2.34m x 2.26m)



Courtyard

Flat Two

Kitchen

11' 4" x 13' 4" (3.45m x 4.06m)

Living Area / Bedroom

14' 2" x 13' 10" (4.32m x 4.22m)

Bathroom

7' 7" x 7' 3" (2.31m x 2.21m)



Flat Three

Lounge / Kitchen

14' 1" x 16' 5" (4.29m x 5.00m)

Bedroom

11' 3" x 10' 3" (3.43m x 3.12m)

Upstairs Bedroom

8' 6" x 11' 9" (2.59m x 3.58m)

Upstairs Bathroom

4' 9" x 8' 9" (1.45m x 2.67m)



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4 South Terrace, Boston

- GRADE II LISTED TERRACE PROPERTY
- CONVERTED IN TO THREE SELF CONTAINED FLATS
- WALKING DISTANCE TO BOSTON TOWN CENTRE
- RIVERSIDE VIEWS
- CURRENTLY ACHIEVING INCOME OF £19,200 PER YEAR

Tenure: Freehold EPC Rating: Exempt

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWB114032 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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