

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



**50 Sleaford Road, Boston, PE21 8EU**

**Asking Price £189,000**

An attractive terrace house currently used as HMO with five bedrooms boasting a very reasonable 16% yield in heart of Boston, near Asda. The accommodation comprises two good sized rooms, which are currently used as bedrooms but could be a reception room and dining room. Plus, a large modern open-plan kitchen-dining area and utility room with a door to gravel garden, as well as a downstairs shower and WC. Upstairs, there are three bedrooms all of good size and a family bathroom. There is room to park a car or two out front and to the rear the gravel garden has two very useful outbuildings. The accommodation currently is being used on a HMO basis but equally could be changed to make an attractive home. Local amenities, shops, schools and transport are all nearby. Please call Bruce Mather Estate Agents on 01205 365032 to arrange your viewing.

# Floor Plan



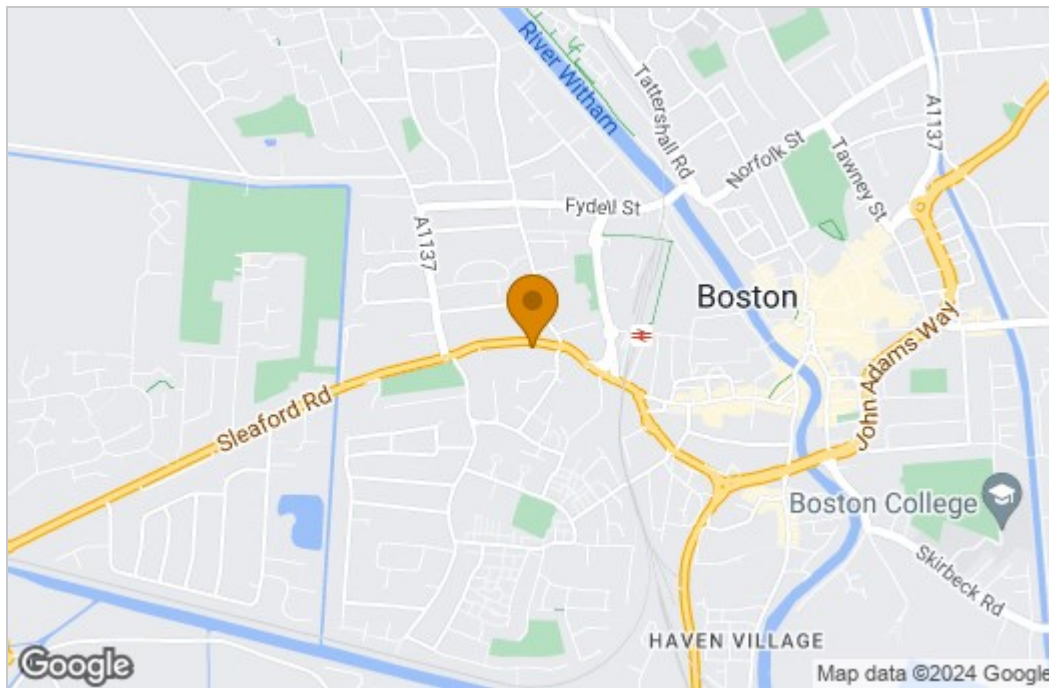
Total area: approx. 163.0 sq. metres (1754.7 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plans produced using PlanUp.

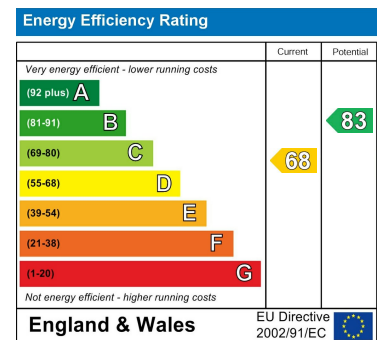
# Website Link



# Area Map



# Energy Efficiency Graph



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