



44 Pen Street

Boston

INVESTMENT OPPORTUNITY - FIVE BEDROOM HMO SOLD WITH TENANTS IN-SITU

Potential gross rental income of £32,000 based upon current market rates of £140 p/w for a double room and £100 p/w for a single room – Potential of in excess of 18% Gross Annual Yield

A Grade II Listed three storey mid terrace town house within a short walking distance to the town centre. Having accommodation comprising: entrance hall, bedroom and communal areas of a dining room, kitchen, utility and cloakroom to ground floor. Two bedrooms, separate WC and bathroom to first floor. Two further bedrooms to second floor. Outside the property has an enclosed rear courtyard and the property benefits from gas central heating and double glazing.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





ACCOMMODATION

Front entrance door with fanlight above through to the:

ENTRANCE HALL

Having staircase rising to first floor.

BEDROOM ONE

14' 2" x 10' 7" (4.33m x 3.22m)

Having window to front elevation.

DINING ROOM

13' 8" x 10' 7" (4.16m x 3.22m)

Having window to rear elevation and tile effect flooring.

KITCHEN

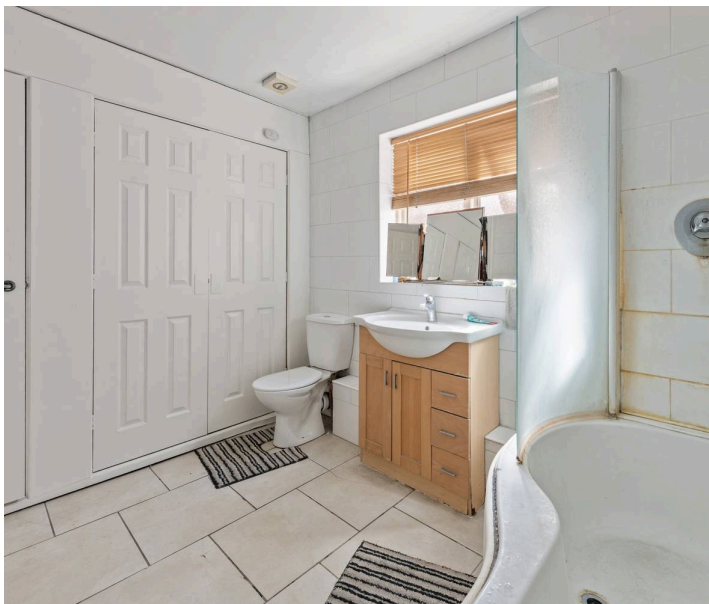
15' 1" x 7' 10" (4.60m x 2.40m)

Having window & part glazed door to side elevation, smoke alarm, extractor and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, range style cooker with stainless steel cooker hood over, cupboards & drawers under, space for upright fridge/freezer to side. Further work surface with cupboards & drawers under, cupboards over.

UTILITY

8' 2" x 7' 10" (2.50m x 2.40m)

Having window to side elevation, smoke alarm, access to roof space and tiled floor. Work surface with inset stainless steel sink & drainer with mixer tap, cupboard, space & plumbing for automatic washing machine & tumble dryer under, electric cooker to side.



SHOWER ROOM

6' 7" x 4' 3" (2.00m x 1.30m)

Having window to side elevation, tiled walls, tiled floor, shower enclosure with mixer shower fitting and hand basin.

SEPARATE WC

Having tiled floor, close coupled WC and hand basin.

FIRST FLOOR LANDING

Having staircase rising to second floor.

BEDROOM TWO

14' 1" x 13' 9" (4.30m x 4.19m)

Having window to front elevation.

BEDROOM THREE

13' 7" x 7' 0" (4.13m x 2.14m)

Having window to rear elevation.

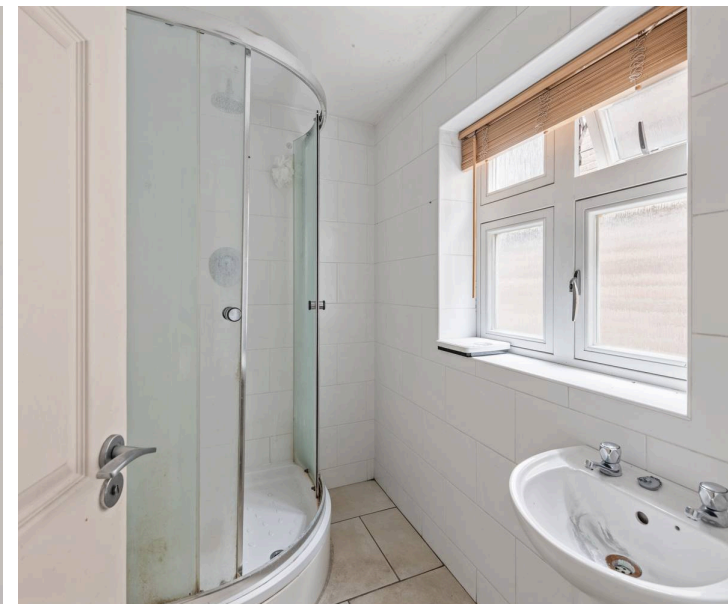
SEPARATE WC

Having window to side elevation, close coupled WC and hand basin.

BATHROOM

9' 6" x 7' 7" (2.90m x 2.31m)

Having window to side elevation, majority tiled walls, tiled floor, extractor, built-in double cupboard and further built-in cupboard housing gas fired boiler. Fitted with suite comprising: shaped bath with mixer shower fitting & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboard & drawers under.



**SECOND FLOOR LANDING**

Having window to rear elevation.

BEDROOM FOUR

14' 9" x 12' 2" (4.49m x 3.72m)

Having window to front elevation.

BEDROOM FIVE

13' 9" x 8' 2" (4.20m x 2.50m)

Having window to rear elevation.

EXTERIOR

To the rear of the property there is an enclosed paved courtyard.

SERVICES

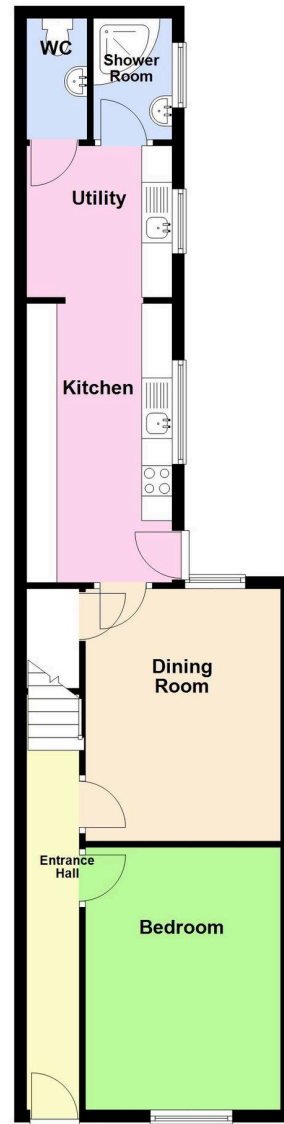
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band A.

LIFETIME LEGAL

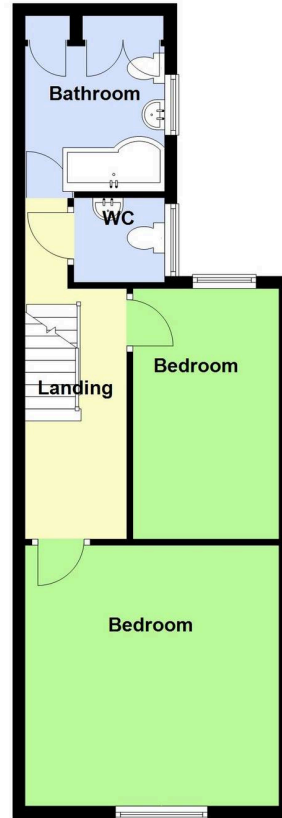
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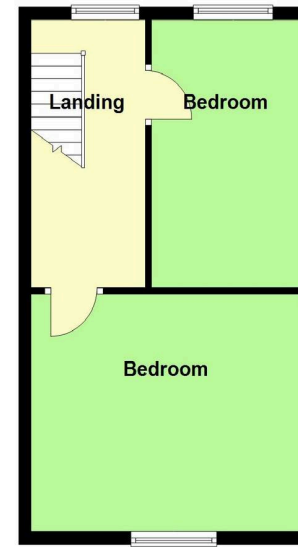
Ground Floor
Approx. 58.6 sq. metres (630.2 sq. feet)



First Floor
Approx. 46.1 sq. metres (496.3 sq. feet)



Second Floor
Approx. 36.0 sq. metres (387.6 sq. feet)



Total area: approx. 140.7 sq. metres (1514.2 sq. feet)

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