



56 Hospital Lane

Boston

INVESTMENT OPPORTUNITY – Sold with tenant in-situ and currently let for £750 per calendar month giving a 7.5% Gross Annual Yield. A terrace house within walking distance to Boston town centre. Having accommodation comprising: lounge, inner hall, dining room, kitchen and bathroom to ground floor. Three bedrooms to first floor. Outside the property has a small front garden, a rear yard with an enclosed lawned garden beyond. The property benefits from gas central heating and double glazing.

Council Tax band: A – Tenure: Freehold – EPC Energy Efficiency Rating: D

ACCOMMODATION

Part glazed front entrance door through to the:

LOUNGE

12' 0" x 11' 11" (3.65m x 3.64m)

Having bay window to front elevation and radiator.

INNER HALL

Having staircase rising to first floor.

DINING ROOM

12' 0" x 11' 11" (3.65m x 3.64m)

Having window to rear elevation, radiator and understairs storage cupboard.

KITCHEN

12' 8" x 7' 4" (3.86m x 2.24m)

Having window to side elevation, radiator and wood effect flooring. 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, cupboards under, gas fired boiler providing for both domestic hot water & heating over. Further work surface with inset electric hob, integrated electric oven, cupboards, drawers & appliance spaces under, cupboards over.





BATHROOM

Having window to side elevation, panelled bath with electric shower fitting over, close coupled WC and pedestal hand basin.

FIRST FLOOR LANDING

BEDROOM ONE

12' 0" x 11' 11" (3.65m x 3.64m)

Having window to front elevation, coved ceiling and radiator.

BEDROOM TWO

11' 11" x 8' 1" (3.63m x 2.46m)

Having window to rear elevation, radiator and storage cupboard with access to roof space.

BEDROOM THREE

13' 0" x 7' 6" (3.95m x 2.29m)

Having window to rear elevation and radiator.

EXTERIOR

To the front of the property there is a small low maintenance garden with a footpath leading to the front entrance door.

REAR GARDEN

To the rear of the property there is an enclosed yard with a gate giving access to a further garden which is lawned and has an outside store. There is a shared passageway which gives access for bins.

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.



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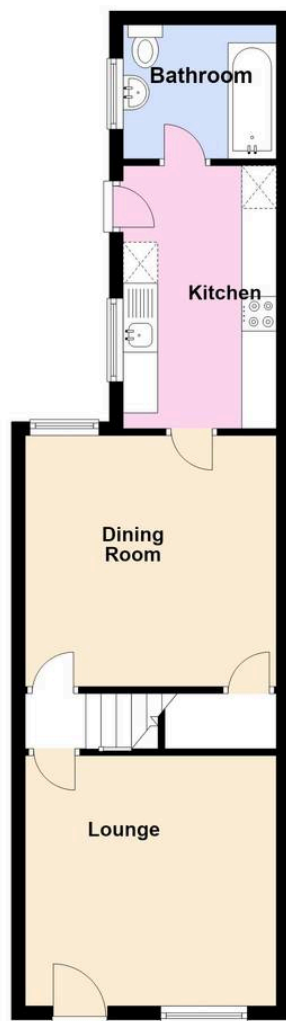


AGENT'S NOTES

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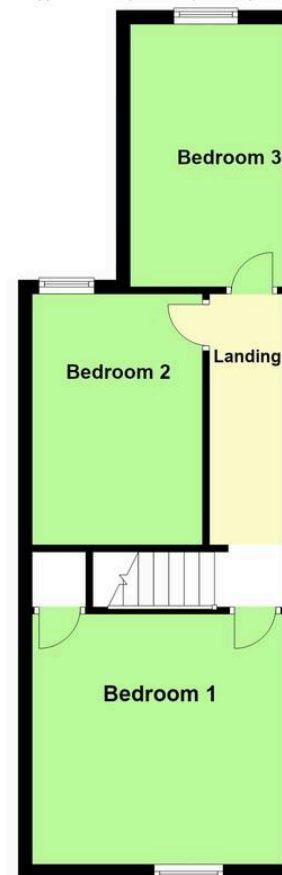
Ground Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.8 sq. feet)



Total area: approx. 78.0 sq. metres (839.3 sq. feet)

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