

13 Hilda Street, Boston, PE21 9DD
Guide price £95,000

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This charming mid-terrace house presents an excellent investment opportunity with long-standing tenants already in place. Situated in a quiet and peaceful location, the property is just a short walk from the town center, making it ideal for those seeking convenience and tranquility.

The house features two spacious reception rooms, providing ample space for living and dining areas. The good-sized kitchen is well-equipped with plenty of cupboard space, perfect for those who enjoy cooking or need extra storage.

Upstairs, you'll find two generously sized double bedrooms, offering comfortable living space for occupants. The family bathroom is located on the first floor, and there's the added convenience of a downstairs WC.

To the rear, the property boasts a private garden, ideal for outdoor relaxation or entertaining.

Whether you're a seasoned investor or looking to start your property portfolio, this home offers a reliable rental income with tenants already in place.

Don't miss this fantastic investment opportunity in a sought-after location!





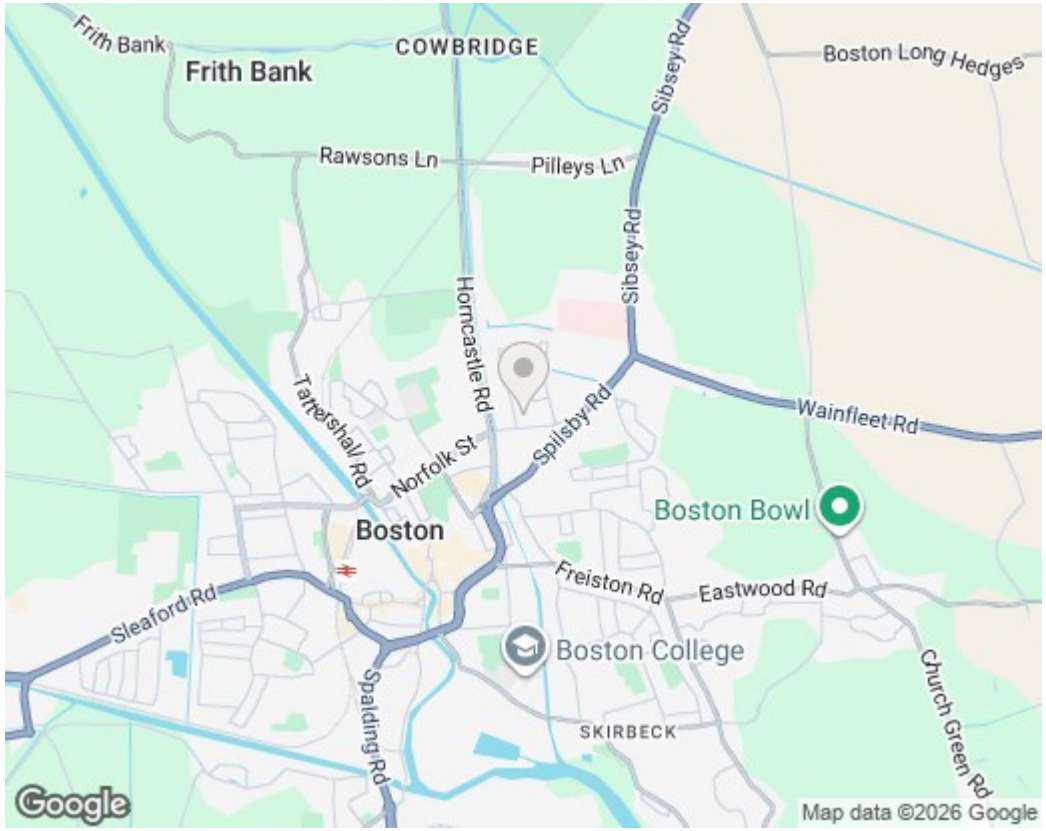




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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	