

# BRUCE MATHER

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## INDEPENDENT ESTATE AGENT



**Sibsey Lane, Boston, PE21 6HB**  
**Asking Price £615,000**

An exciting opportunity to buy seven rented houses, located in the heart of Boston. Build an immediate rental portfolio with these seven rented houses, details of rental rates and returns available upon request. The houses are situated in the town centre of Boston Lincolnshire. Boston has schools, transport, shops and amenities. Call to arrange a viewing on 01205365032 Bruce Mather Estate Agents.

## LOCATION

Sibsey Lane is located in the heart of the town and within a short distance to both the Town Centre and amenities. Boston, on the East Coast, is a historic town with a popular twice weekly market, a Grammar School, a good range of sporting opportunities, including sailing both on the River Witham and out on the Wash. It has easy access to the Marshes so famous for the bird life. Lincoln and Peterborough are both approximately 35 miles away and Skegness is approximately 21 miles. A rail service to Grantham links directly to the East Coast mainline giving good access both to London and the North.

## DESCRIPTION

The houses are arranged in 3 main blocks.

6 and 8 form a mid and end terrace pair of houses, refurbished in 2007, which are Grade II listed.

The remaining 5 properties are approximately 8 years old and are constructed in 2 main blocks with 14 and 22 fronting Sibsey Lane and 16, 18 and 20 arranged in a terrace to the rear.

## ACCOMMODATION

6 Sibsey Lane, Boston - 2 bedrooms, 2 reception rooms

8 Sibsey Lane, Boston - 3 bedrooms, 2 reception rooms

14 Sibsey Lane, Boston - 2 bedrooms, 1 reception room

16 Sibsey Lane, Boston 3 storey - 2 bedrooms, 1 reception room

18 Sibsey Lane, Boston 3 storey - 2 bedrooms, 1 reception room

20 Sibsey Lane, Boston 3 storey - 2 bedrooms, 1 reception room

22 Sibsey Lane, Boston - 2 bedrooms, 1 reception room

Each property benefits from its own individual private garden or courtyard

6 and 8 Sibsey Lane benefit from parking spaces to the front

## EPC

The properties have the following EPC ratings and full details are available on request:-

6 Sibsey Lane - B83

8 Sibsey Lane - B84

14 Sibsey Lane- B82

16 Sibsey Lane- B82

18 Sibsey Lane- B84

20 Sibsey Lane- B82

22 Sibsey Lane -B82

## COUNCIL TAX

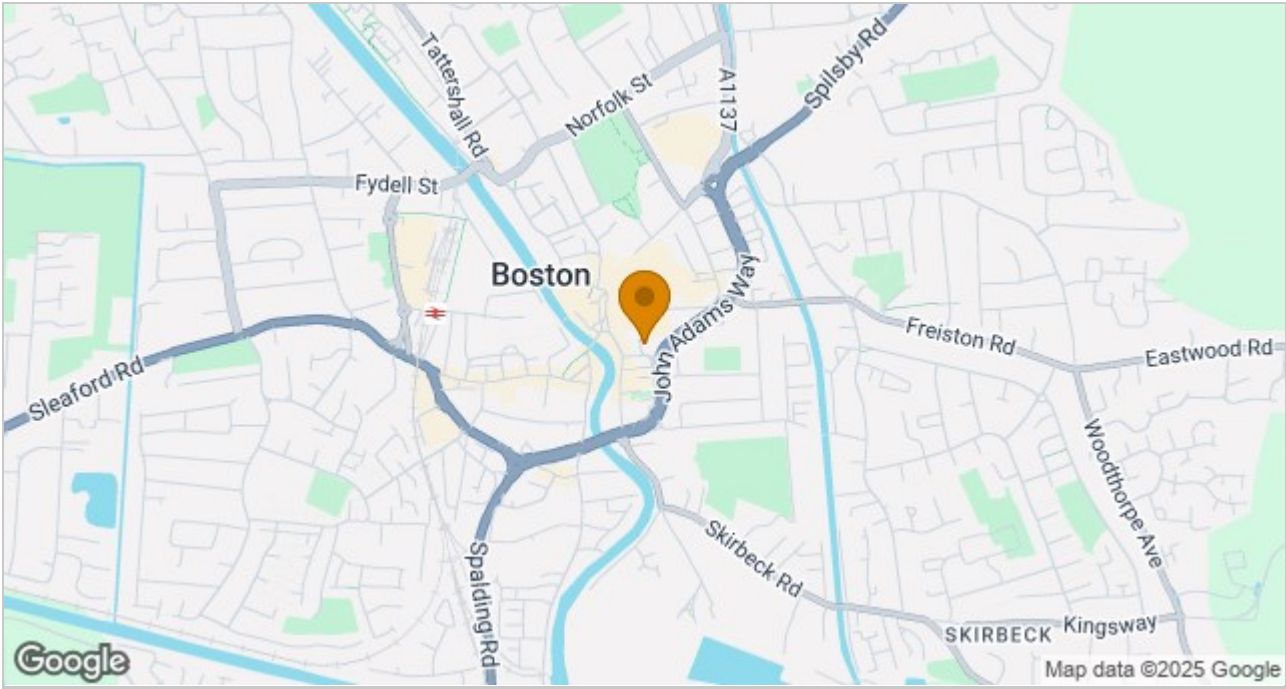
The council tax band for these properties is A.

## VIEWINGS

Strictly by appointment with the selling agents Bruce Mather Limited (Tel: 01205 365032).



Area Map



Energy Efficiency Graph



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