



## Residential Portfolio in PE12

Boston Road South, Holbeach, Spalding,  
Lincolnshire, PE12 7LR

**£136,000** Starting Bid

Tenure

**Freehold**

## Property features

- ✓ Three Flats
- ✓ Popular Location
- ✓ Ideal Investment
- ✓ Open Plan Kitchen/Lounges
- ✓ Shared Courtyard

## Description

\*For sale via secure sale online bidding: terms and conditions apply.\*

We are pleased to bring to the market the opportunity to acquire this residential portfolio investment, situated in a central location with excellent access to Holbeach amenities.

The property comprises three flats, one x 1-bedroom and two x 2-bedroom. Two are currently let and the third is being advertised and expected to be re-let shortly.

This is an excellent investment opportunity in a buoyant rental market, please contact us as early as possible to express your interest.

Please note we have inspected this property.

Price: Starting Bid £136,000

Property Type: Residential Portfolio

Business Type: Residential Investments

Parking: None

## Location

Central location with excellent access to Holbeach amenities

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## Accommodation

The property comprises three flats, one x 1-bedroom and two x 2-bedroom. Two are currently let and the third is being advertised and expected to be re-let shortly.

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## Rental Amounts

2a (ground floor) 1 bedroom flat - rental income is £475 pcm  
2b (above a shop) 2 bedroom flat - rental income is £575 pcm  
2c (above 2b) 2 bedroom flat - rental income is £575pcm

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## Tenure

Freehold, title number - LL156497.

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## Council Tax

All flats on band A.

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## EPC

2a - rating D  
2b - rating C  
2c - rating C  
Full reports available upon request

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## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Boston Road South, Holbeach, Spalding, Lincolnshire, PE12 7LR

Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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