

**SHARMAN
BURGESS** Est 1996
FOR SALE
01205 361161



£129,950

101 Wyberton West Road, Boston, Lincolnshire PE21 7JU

SHARMAN BURGESS

**101 Wyberton West Road, Boston,
Lincolnshire PE21 7JU
£129,950 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

Having front entrance door, window to side aspect, ceiling light point, wall mounted shelving.

LOUNGE DINER

19' 9" (maximum) x 12' 3" (maximum) (6.02m x 3.73m)

Having dual aspect windows, two radiators, coved cornice, ceiling mounted lighting, living flame coal effect gas fireplace with fitted inset and hearth and display surround.

INNER HALL

Having access to roof space, radiator, ceiling light point.

A detached bungalow offered for sale to CASH BUYERS ONLY due to evidence of structural movement. The property requires full refurbishment and some redevelopment but offers great potential. Accommodation comprises an entrance lobby, lounge diner, inner hall, kitchen, two double bedrooms and bathroom. Further benefits include gardens to the front and rear, gas central heating and a detached single garage. The property is offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS



KITCHEN

11' 9" x 9' 8" (3.58m x 2.95m)

Having counter tops, stainless steel sink and drainer, base level storage units and matching eye level wall units, fitted larder style unit, plumbing for automatic washing machine, space for cooker, space for standard height fridge and freezer, floor mounted Glow Worm Hideaway gas central heating boiler, window to rear aspect, obscure glazed side entrance door, ceiling light point, radiator.

BATHROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap, WC, tiled panelled bath with wall mounted Mira shower above and fitted shower screen, obscured glazed window to side aspect, radiator, ceiling light point, extractor fan, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

12' 4" (maximum including built-in bedroom furniture) x 11' 2" (maximum including built-in bedroom furniture) (3.76m x 3.40m)
Having window to side aspect, radiator, ceiling light point, two built-in double wardrobes with overhead storage lockers above, fitted dressing table with low level corner display shelving.

BEDROOM TWO

9' 10" (maximum) x 9' 2" (3.00m x 2.79m)

Having window to side aspect, radiator, ceiling light point.



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EXTERIOR

The property is approached over a dropped kerb leading to the driveway which provides parking and turning space to the immediate front of the property. The good sized driveway extends to the right hand side of the bungalow and provides vehicular access to the detached garage. The front garden is predominantly laid to lawn, with low level fencing to the front boundary, and is served by an outside light. To the rear, attached to the bungalow is a timber and glass lean-to. The rear garden is laid to lawn and enclosed to the majority by a mixture of wall, fencing and hedging. To the rear right hand corner is a paved patio providing seating space.

DETACHED GARAGE

18' 6" x 9' 5" (5.64m x 2.87m)

Of brick and tile construction. Having up and over door, served by power and lighting.

AGENTS NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

SERVICES

Mains gas, electricity, water and drainage are connected to the property.

REFERENCE

24042024/27545456/SOM



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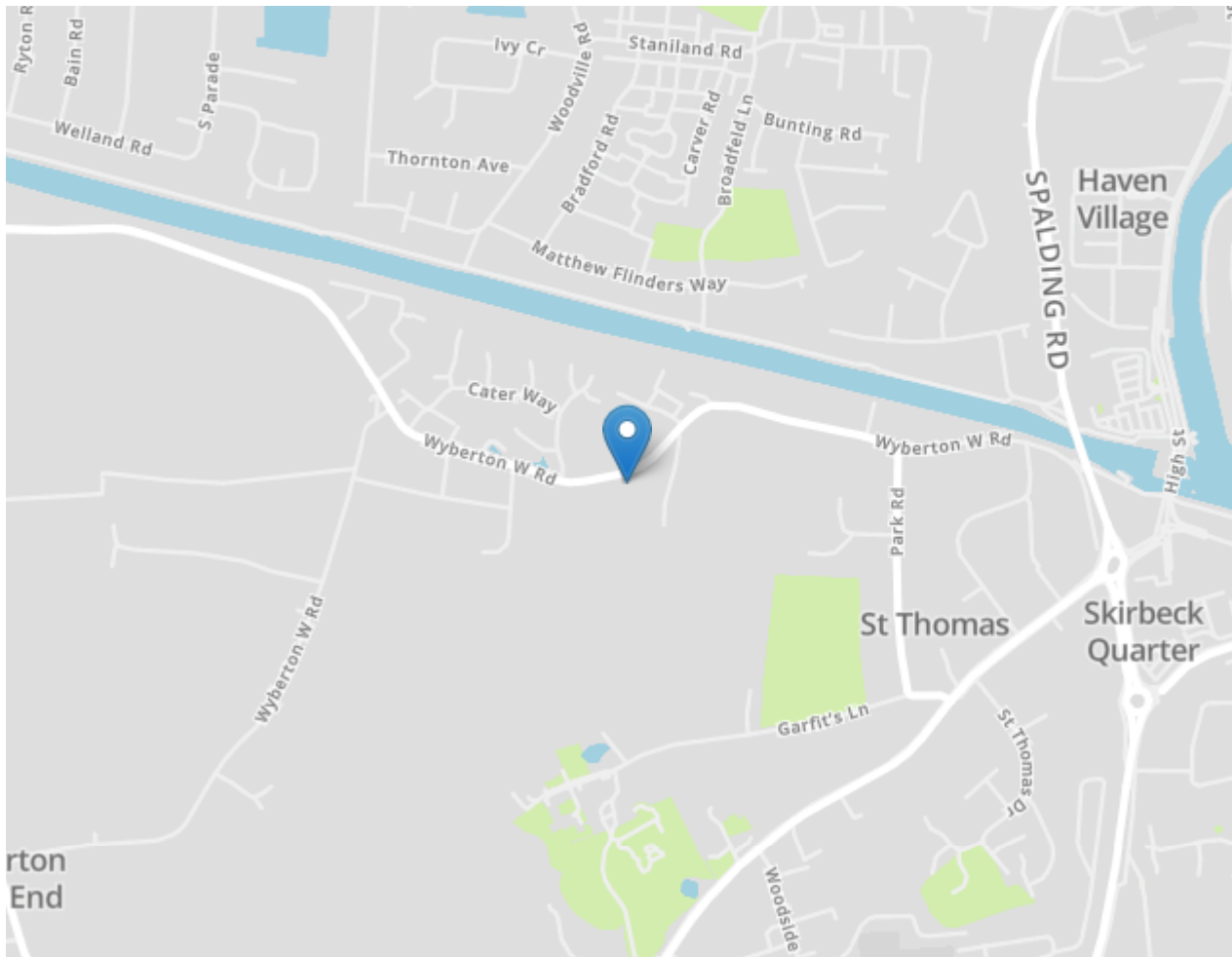
AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

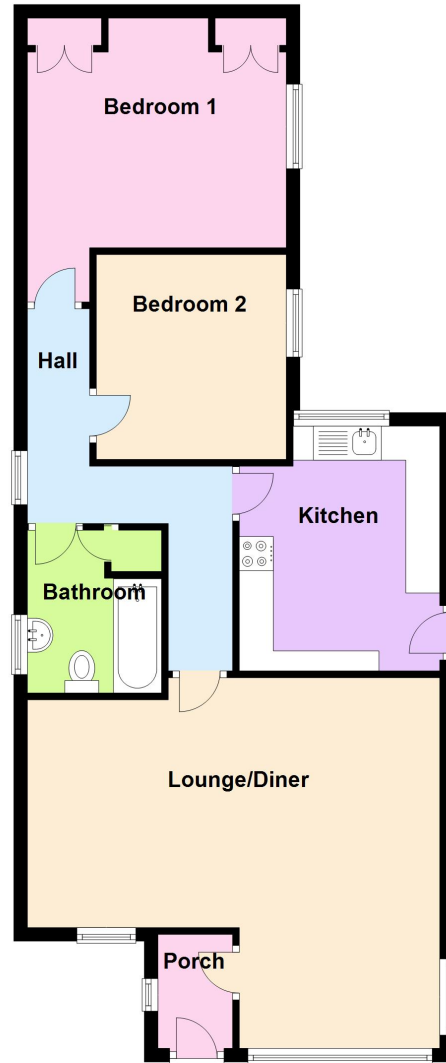
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor
Approx. 75.0 sq. metres (807.8 sq. feet)



Total area: approx. 75.0 sq. metres (807.8 sq. feet)



t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



| Energy Efficiency Rating | | Current | Potential |
|--|----------|-----------|-------------------------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | 81 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 38 | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | | |
| | | | EU Directive 2002/91/EC |