



SHARMAN
BURGESS
FOR SALE
01205 361161

£161,500

8 Charterhouse Court, Boston, Lincolnshire PE21 7FB

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£161,500 Freehold

ACCOMMODATION

KITCHEN DINER

23' 5" (maximum measurement in irregular shaped room) 8' 8" (maximum) (7.14m x 2.64m)

Having partially obscure glazed front entrance door, counter tops with matching upstands, single sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for twin height fridge freezer, integrated oven and grill, four ring gas hob with glass splashback and illuminated stainless steel fume extractor above, tiled flooring, two radiators, two ceiling light points, additional recessed lighting, coved cornice, two windows to front aspect.

A well presented, modern, end of terrace property in a highly sought after residential location and situated towards the bottom of a cul-de-sac. Accommodation comprises a good sized kitchen diner, ground floor cloakroom, lounge, with two bedrooms to the first floor and a four piece family bathroom. Further benefits include gas central heating, uPVC double glazing, enclosed garden to the rear and two allocated parking spaces.



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GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, wall mounted wash hand basin with mixer tap. Radiator, extractor fan, coved cornice, ceiling light point, tiled flooring.

LOUNGE

12' 8" (approximate maximum measurement) x 15' 7" (approximate maximum measurement) (3.86m x 4.75m)
Having staircase leading off, two radiators, coved cornice, ceiling light point, TV aerial point, wiring for satellite TV, window to rear aspect, obscure glazed door leading to the rear garden.

FIRST FLOOR LANDING

Having access to roof space, coved cornice, ceiling light point, built-in boiler cupboard housing the Ideal gas combination central heating boiler.

BEDROOM ONE

16' 0" (maximum measurement in irregular shaped room) x 12' 3" (maximum including entrance area) (4.88m x 3.73m)
Having window to front aspect, radiator, coved cornice, ceiling light point.

BEDROOM TWO

11' 9" (maximum measurement in irregular shaped room) x 9' 5" (maximum) (3.58m x 2.87m)
Having window to rear aspect, radiator, coved cornice, ceiling light point.



**SHARMAN
BURGESS** Est 1996

FAMILY BATHROOM

Being fitted with a four piece suite comprising shower cubicle with wall mounted mains fed shower and additional hand held shower attachment within, panelled bath with mixer tap, pedestal wash hand basin with mixer tap, push button WC. Heated towel rail, electric shaver point, extractor fan, coved cornice, ceiling recessed lighting, obscure glazed window.

EXTERIOR

The property benefits from two allocated parking spaces to the rear of the property and a rear garden which initially comprises a paved patio seating area leading to the remainder which is predominantly laid to lawn. The garden is fully enclosed by fencing and served by outside lighting.

AGENTS NOTE

Prospective purchasers should be aware that there is a service charge of £120 per annum payable to Broadgate Home for the upkeep and maintenance of unadopted roads, walkways and communal areas.

SERVICES

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

REFERENCE

20022024/27312849/DAW



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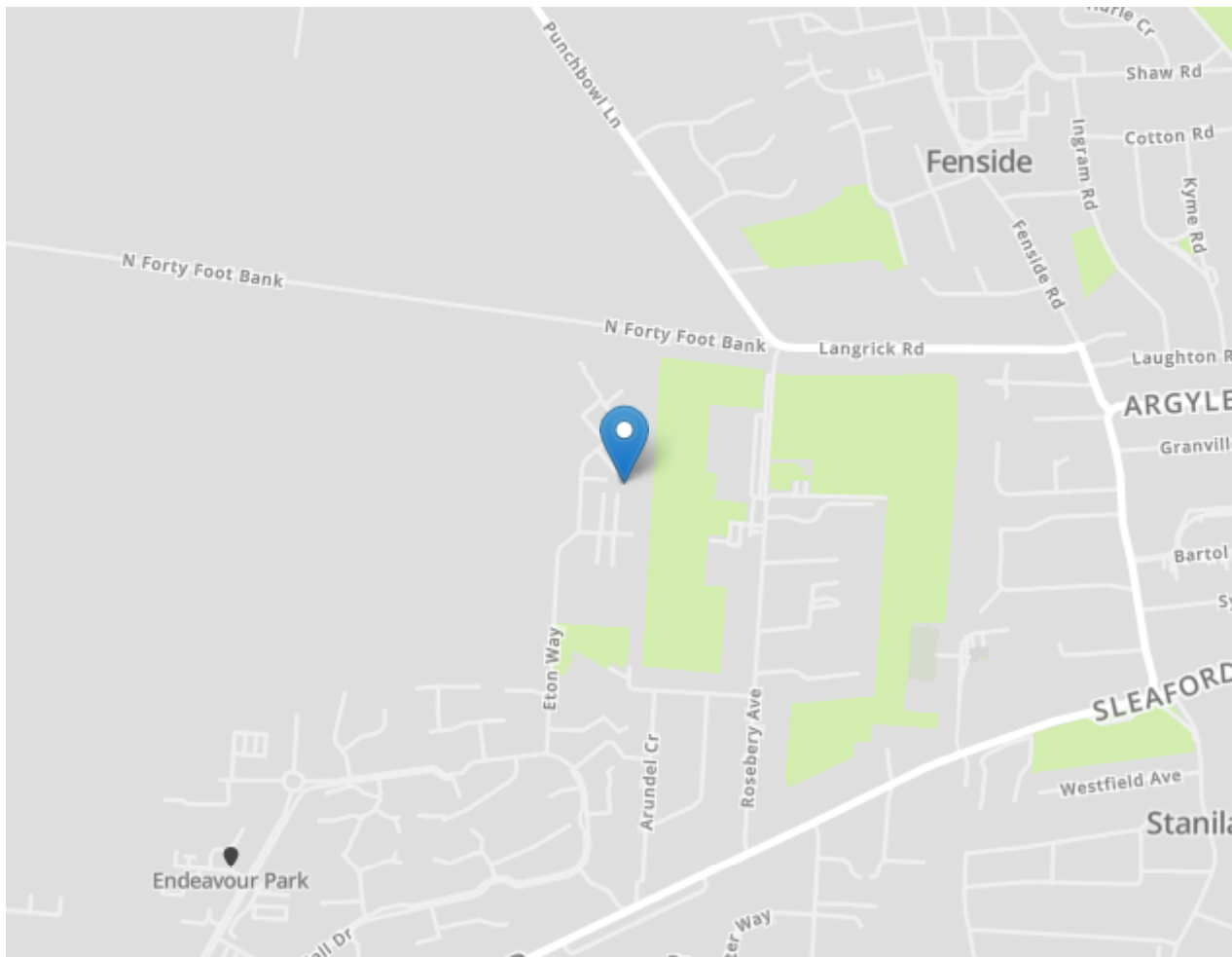
AGENT'S NOTES

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.

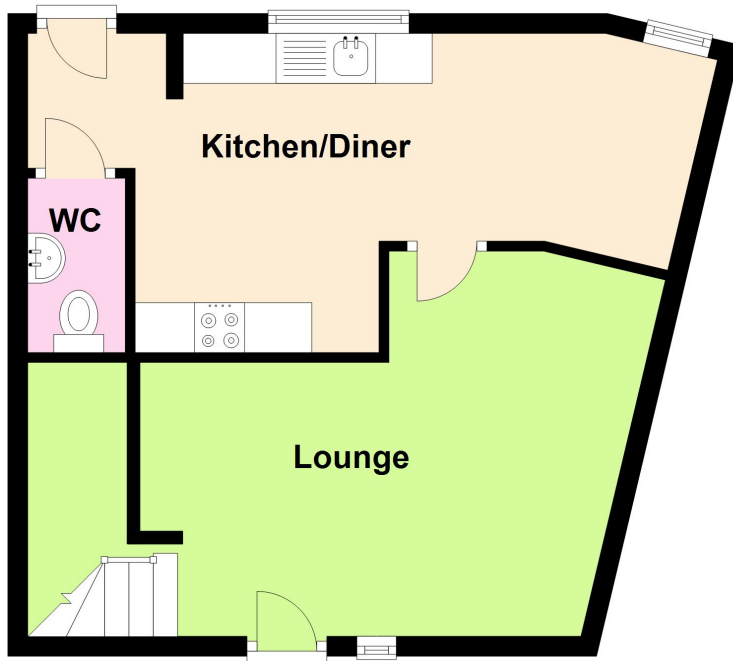
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

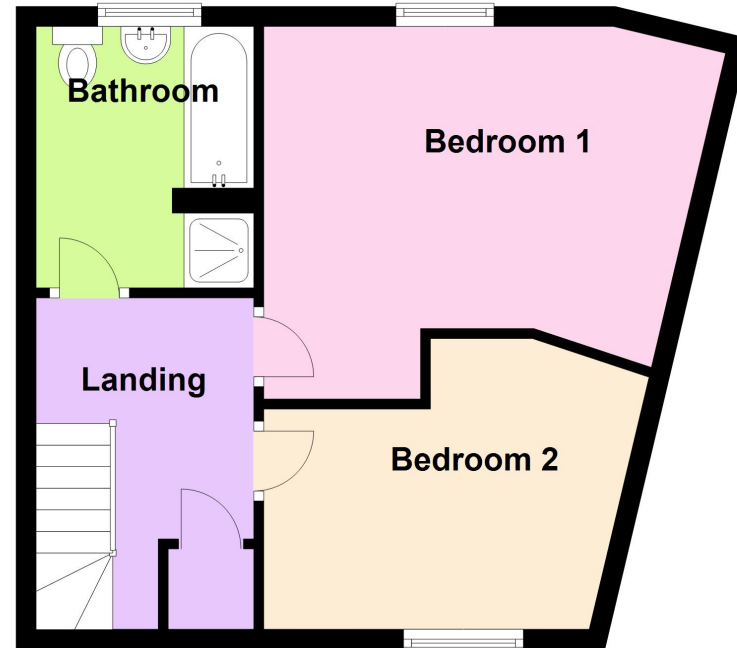
Ground Floor

Approx. 37.7 sq. metres (405.5 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



Total area: approx. 75.3 sq. metres (810.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		93
(81-91)	B	80	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC