



**£89,950**

9 Norfolk Place, Boston, Lincolnshire PE21 9JJ

**SHARMAN BURGESS**



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PE21 9JJ  
£89,950 Freehold**

**ACCOMMODATION**

**LOUNGE**

12' 6" (maximum into recess) x 11' 0" (3.81m x 3.35m)

Having partially obscure glazed front entrance door, window to front elevation, dado rail, coved cornice, ceiling light point, radiator, fireplace with space for electric fire, base level unit housing the gas meter.

**DINING ROOM**

8' 1" x 12' 0" (maximum including staircase) (2.46m x 3.66m)

Having radiator, ceiling light point, ornamental ceiling rose, archway through to: -

A mid terraced property situated within close proximity to Boston Town Centre. Accommodation comprises a lounge, dining room, kitchen, ground floor modern bathroom, rear entrance lobby, two bedrooms to the first floor and an additional bathroom. Further benefits include uPVC double glazing, gas central heating and enclosed garden to the rear. The property is offered for sale with NO ONWARD CHAIN.



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#### **BREAKFAST KITCHEN**

14' 9" x 7' 8" (4.50m x 2.34m)

Having counter top, stainless steel sink and drainer with mixer tap, base level storage units, matching eye level wall units, plumbing for automatic washing machine, space for cooker, radiator, ceiling mounted strip light, window to side elevation, sliding door to: -

#### **REAR ENTRANCE PORCH**

12' 2" x 4' 4" (3.71m x 1.32m)

Having uPVC windows, polycarbonate roof, and glazed entrance door.

#### **GROUND FLOOR BATHROOM**

Being fitted with three piece suite comprising wash hand basin with mixer tap and vanity beneath, bath, WC, coved cornice, ceiling light point, obscure glazed window to rear elevation, fitted boiler cupboard housing the gas central heating boiler within, tiled floor, heated towel rail.

#### **FIRST FLOOR LANDING**

With staircase rising from dining room.

#### **BEDROOM ONE**

11' 6" x 11' 0" (3.51m x 3.35m)

Having window to front elevation, radiator, ceiling light point, walk-in wardrobe with built-in linen cupboard.

#### **BATHROOM**

Having bath, heated towel rail, obscure glazed window to rear elevation, ceiling light point, access to loft.



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## BEDROOM TWO

8' 1" x 10' 2" (2.46m x 3.10m)

Having window to rear elevation, radiator, dado rail, ceiling light point.

## EXTERIOR

The property benefits from a low maintenance rear garden comprising block paved seating area and concrete hardstanding. The garden includes a sheltered section and a timber storage shed served by power. The garden is enclosed by fencing and gated access leads to the side passage giving access back to the front of the property.

## SERVICES

Mains gas, electricity, water and drainage are connected.

## REFERENCE

28032025/26675616/BRE





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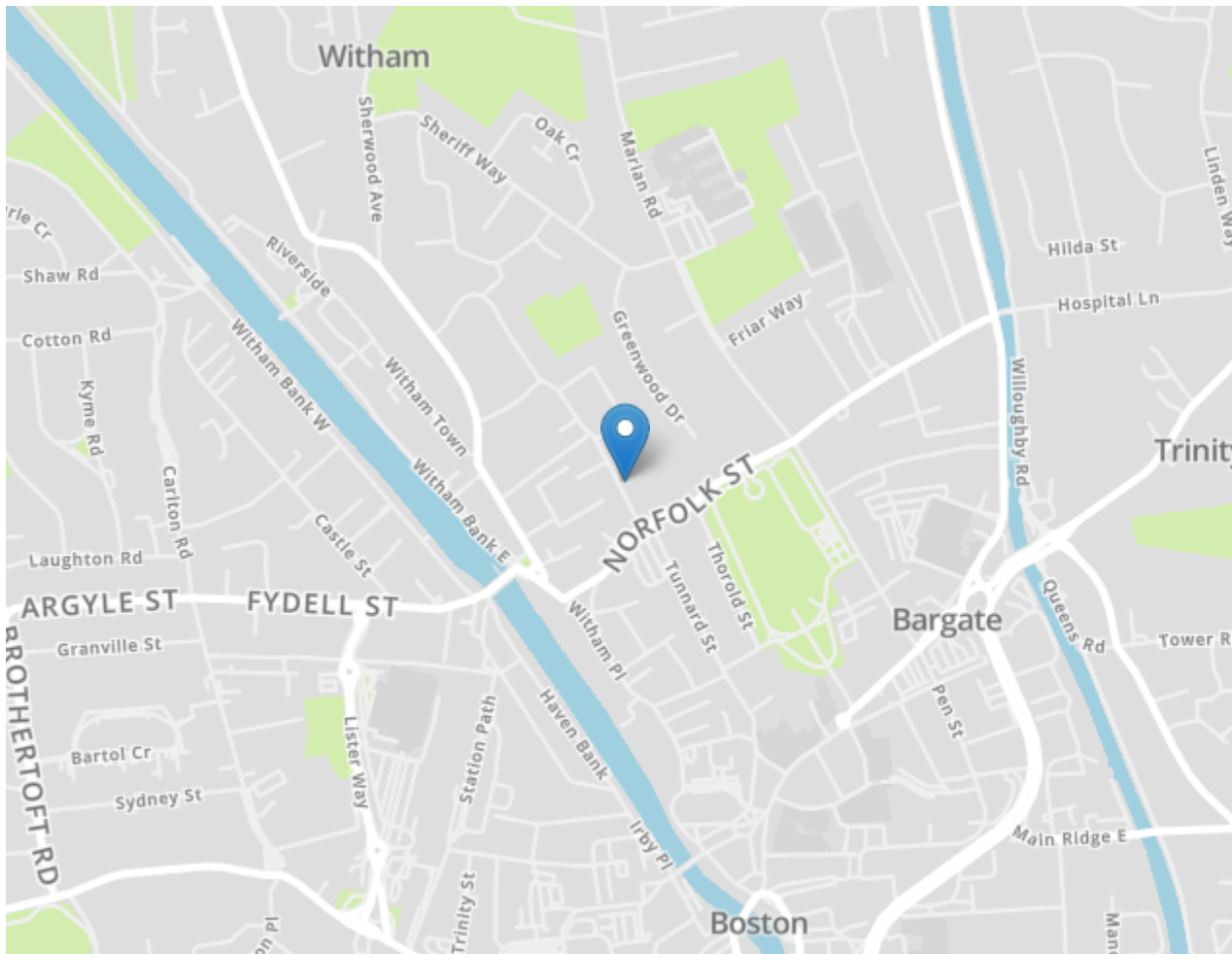
## AGENT'S NOTES

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.

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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.

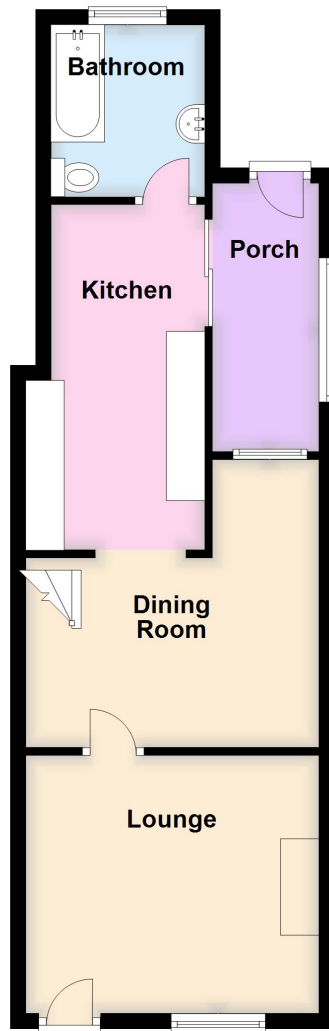


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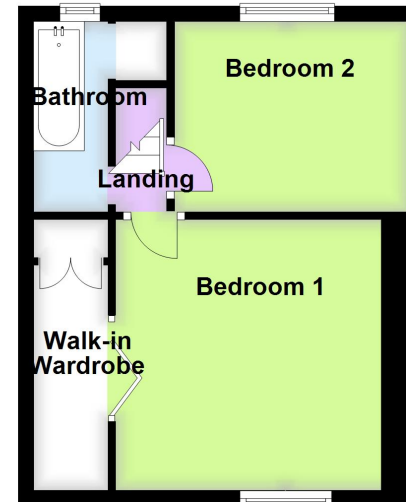
### Ground Floor

Approx. 44.4 sq. metres (477.6 sq. feet)



### First Floor

Approx. 29.7 sq. metres (320.1 sq. feet)



Total area: approx. 74.1 sq. metres (797.7 sq. feet)

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