



SHARMAN
BURGESS
FOR SALE
01205 361161

£149,950

102 Clifton Road, Boston, Lincolnshire PE21 0QF

SHARMAN BURGESS

**102 Clifton Road, Boston, Lincolnshire
PE21 0QF
£149,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase leading off, wood effect laminate flooring, radiator, ceiling light point.

LOUNGE

19' 3" x 13' 8" (maximum including chimney breast) (5.87m x 4.17m)

Having dual aspect windows, two radiators, two ceiling light points, TV aerial point, fireplace with space for electric fire.

A semi-detached property in need of some refurbishment and improvement, situated close to amenities and popular primary school. The good sized accommodation comprises an entrance hall, lounge, kitchen, ground floor cloakroom, three bedrooms to the first floor together with a family bathroom and separate WC. Further benefits include a good sized rear garden, driveway with carport and gas central heating. The property is offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS



KITCHEN

8' 7" (maximum) x 13' 10" (maximum) (2.62m x 4.22m)

Having counter tops with stainless steel sink and drainer with mixer tap, base level storage units, drawer units, wall mounted units, space for twin height fridge freezer, plumbing for automatic washing machine, space for electric cooker, two ceiling mounted strip lights, window to rear elevation.

SIDE ENTRANCE LOBBY

Having obscure glazed entrance door, under stairs storage cupboard, door to: -

GROUND FLOOR CLOAKROOM

Having WC, electric consumer unit, ceiling light point, obscure glazed window to side elevation.

FIRST FLOOR LANDING

Having window to side elevation, ceiling light point, access to loft space.

BEDROOM ONE

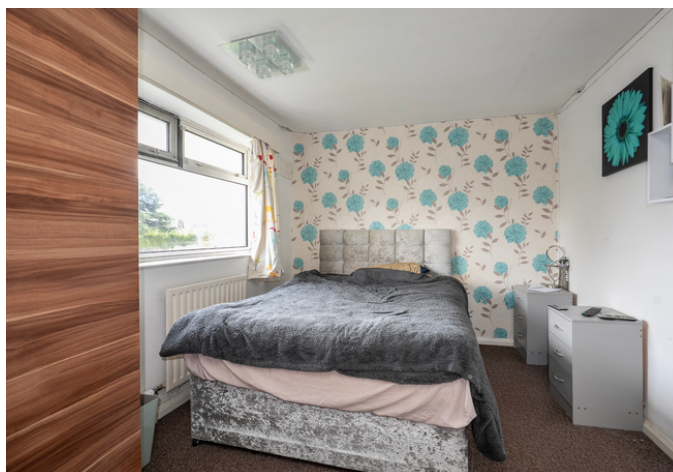
13' 8" (maximum including chimney breast) x 10' 0" (4.17m x 3.05m)

Having window to front elevation, radiator, ceiling light point.

BEDROOM TWO

13' 9" (maximum) x 8' 10" (maximum) (4.19m x 2.69m)

Having window to rear elevation, radiator, ceiling light point, built-in boiler cupboard housing the gas central heating boiler.



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BEDROOM THREE

10' 0" (maximum) x 8' 2" (maximum) (3.05m x 2.49m)

Having window to front elevation, radiator, ceiling light point, built-in over stairs storage.

BATHROOM

Being fitted with a two piece suite comprising bath, pedestal wash hand basin, obscure glazed window to rear elevation, ceiling light point, radiator, built-in linen cupboard.

SEPARATE WC

Having WC, ceiling light point, obscure glazed window.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which provides off road parking as well access to the car port. The front garden is predominantly laid to lawn, with low level wall to the front boundary.

REAR GARDEN

The good sized rear garden is predominantly laid to lawn.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

29102025/29650084/PAV



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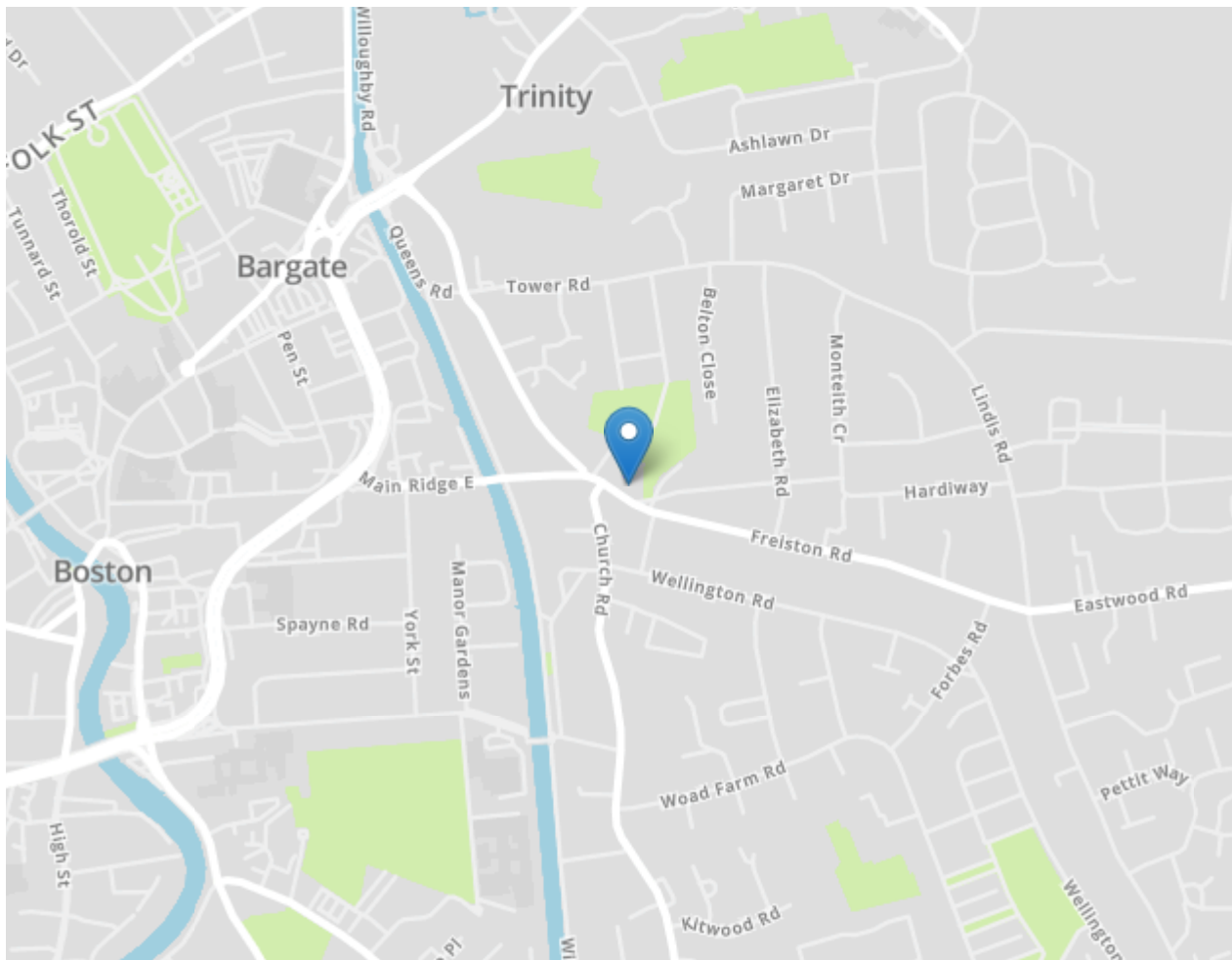
AGENT'S NOTES

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.

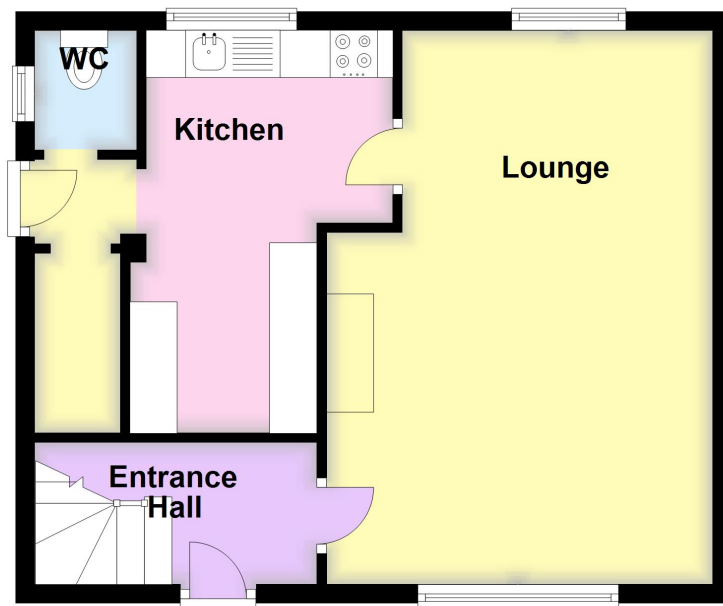
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

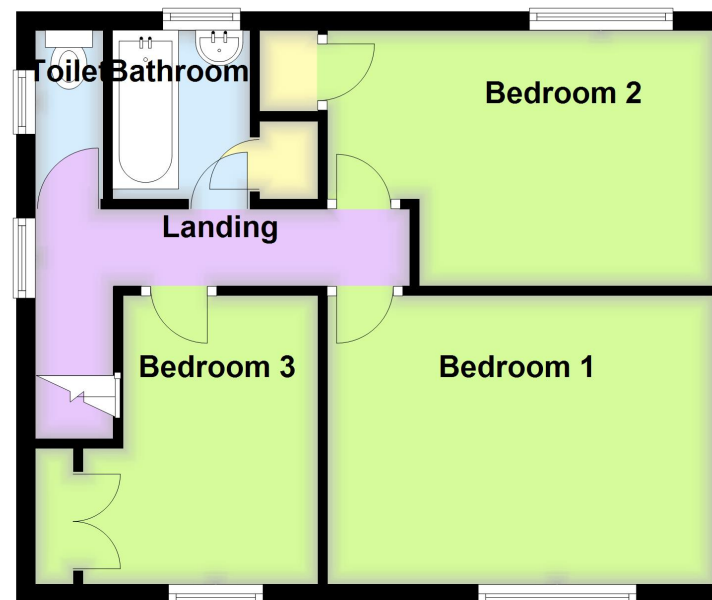
Ground Floor

Approx. 42.1 sq. metres (452.8 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.8 sq. feet)



Total area: approx. 84.1 sq. metres (905.6 sq. feet)

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

