



£115,000

72 Fenside Road, Boston, Lincolnshire PE21 8JH

SHARMAN BURGESS

72 Fenside Road, Boston, Lincolnshire
PE21 8JH
£115,000 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door, electric night storage radiator, picture rail, ceiling light point.

LOUNGE

12' 3" (maximum into bay window) x 10' 6" (maximum) (3.73m x 3.20m)

Having bay window to front elevation, open fireplace with tiled hearth and surround, coved cornice, ceiling light point, electric night storage radiator.

A two bedroomed detached bungalow in need of modernisation and refurbishment, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, dining room, kitchen, rear entrance conservatory, two double bedrooms and bathroom. Further benefits include an approximate westerly facing garden and detached brick built garage.



SHARMAN BURGESS



DINING ROOM

11' 0" (maximum into recess) x 10' 6" (3.35m x 3.20m)

Having window to side elevation, fireplace with space for electric fire, coved cornice, ceiling light point, airing cupboard with hot water cylinder within.

KITCHEN

18' 6" x 6' 0" (maximum) (5.64m x 1.83m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, wood fronted base level storage units, drawer units and matching eye level wall units, integrated double oven and grill, four ring electric hob with fume extractor above, plumbing for washing machine, dual aspect windows, electric night storage radiator, coved cornice, two ceiling mounted strip lights.

REAR ENTRANCE CONSERVATORY

23' 0" x 5' 3" (7.01m x 1.60m)

Having part polycarbonate roof, windows to side and rear aspects, counter top with base level storage units and drawer units beneath, space for standard height fridge or freezer, ceiling light point. Walk-in rear store with shelving, power and ceiling light point.

BEDROOM ONE

10' 5" (maximum) x 10' 0" (maximum) (3.17m x 3.05m)

Having window to front elevation, electric night storage radiator, coved cornice, ceiling light point.



**SHARMAN
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BEDROOM TWO

10' 0" (maximum) x 10' 4" (maximum) (3.05m x 3.15m)

Having window to rear elevation, electric night storage radiator, coved cornice, ceiling light point.

BATHROOM

Being fitted with a three piece suite comprising WC, bath and pedestal wash hand basin. Tiled floor, partly tiled walls, access to loft space, ceiling light point, obscure glazed window to side elevation.

EXTERIOR

The property benefits from a lawned front garden with low level wall to the front boundary. A shared driveway continues to the left hand side of the bungalow leading to the rear, giving vehicular access to the: -

DETACHED GARAGE

17' 0" x 11' 2" (5.18m x 3.40m)

Of brick and tile construction. Having up and over door, personnel door.

REAR GARDEN

Having an approximate westerly facing aspect, being laid to sections of lawn with flower and shower borders. The garden is enclosed to the majority by fencing.

SERVICES

Mains water, electricity and drainage are connected.

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.

REFERENCE

10092025/29511921/DAU



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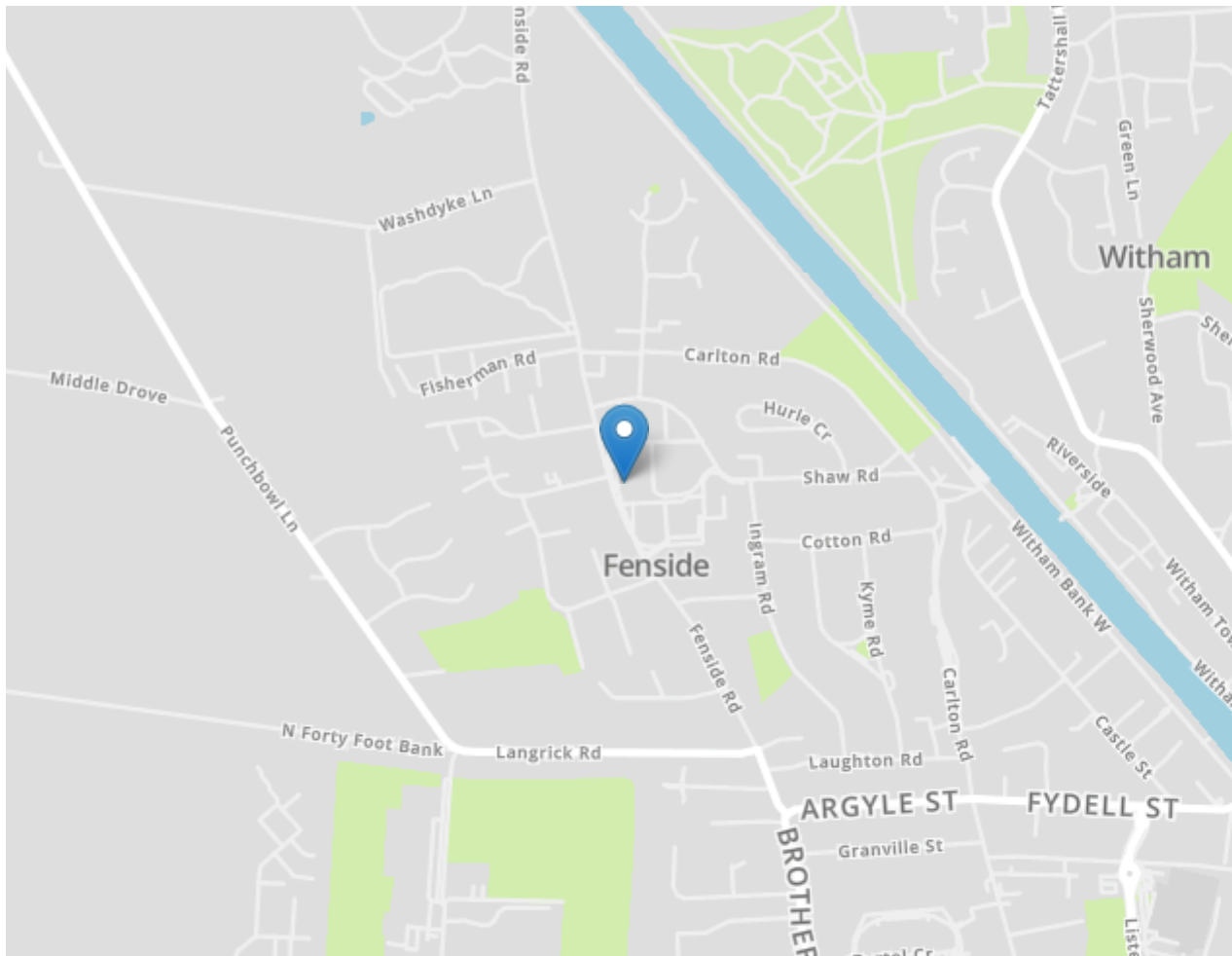
AGENT'S NOTES

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.

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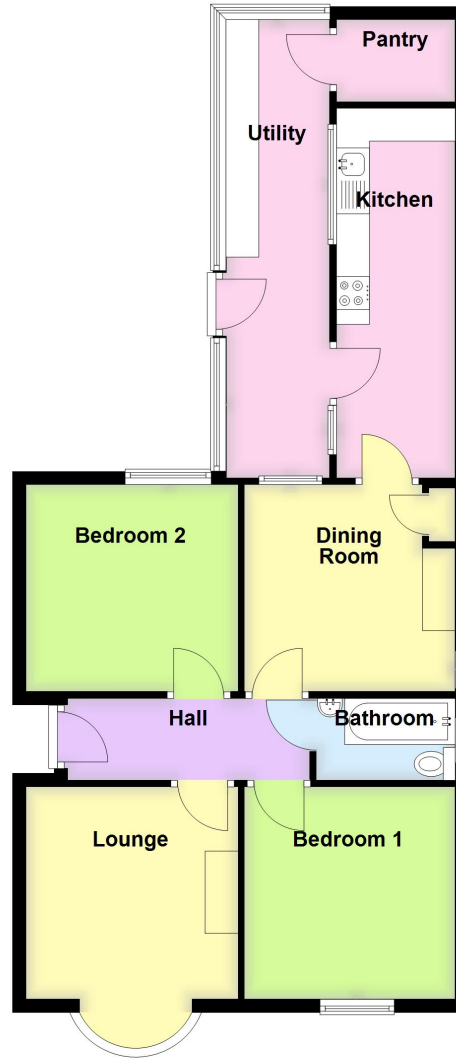
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 74.5 sq. metres (801.9 sq. feet)



Total area: approx. 74.5 sq. metres (801.9 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		