



**£79,995**

91a High Street, Boston, Lincolnshire PE21 8TA

**SHARMAN BURGESS**



# SHARMAN BURGESS

Est 1996

A terraced property situated close to Boston Town Centre being sold currently with Tenants in-situ. Accommodation comprises an entrance lobby, ground floor bathroom, kitchen, lounge and two bedrooms to the first floor. Further benefits include gas central heating and a low maintenance low rear yard.

## ACCOMMODATION

### ENTRANCE LOBBY

Having obscure glazed side entrance door, ceiling recessed light, wall mounted electric fuse box.

### GROUND FLOOR BATHROOM

Having a three piece suite comprising bath with mixer tap and hand held shower attachment, push button WC, pedestal wash hand basin. Counter top with plumbing for automatic washing machine beneath, wall mounted storage cabinet, window to side aspect, ceiling recessed lighting, extractor fan.

### LOUNGE

14' 4" x 9' 4" (maximum measurement including staircase)  
(4.37m x 2.84m)

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

### KITCHEN DINER

11' 4" x 9' 8" (3.45m x 2.95m)

Having counter tops, stainless steel one and a half bowl sink and drainer with mixer tap, base level storage units and drawer units, space for electric cooker, space for twin height fridge freezer, radiator, dual aspect windows, ceiling mounted strip light, obscure glazed window, door to exterior.

### FIRST FLOOR LANDING

Having staircase rising from the Lounge, wall mounted Ariston gas central heating boiler.

### BEDROOM ONE

9' 5" (maximum measurement) x 9' 3" (maximum measurement) (2.87m x 2.82m)

Having ceiling light point, dual aspect windows, radiator.

### BEDROOM TWO

10' 9" (maximum measurement) x 9' 3" (maximum measurement) (3.28m x 2.82m)

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

### EXTERIOR

The property benefits from a low maintenance rear yard.

### AGENTS NOTE

Due to being located close to commercial premises, the property may not be considered suitable security for mortgage purposes. A mainstream Buy To Let lender (TMW) have already declined a purchase application for the reasons mentioned. Interested applicants should seek advice from their mortgage broker prior to making an offer. The agent has been advised that the property holds a Grade 2 listing.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

26955518/03112023/COX

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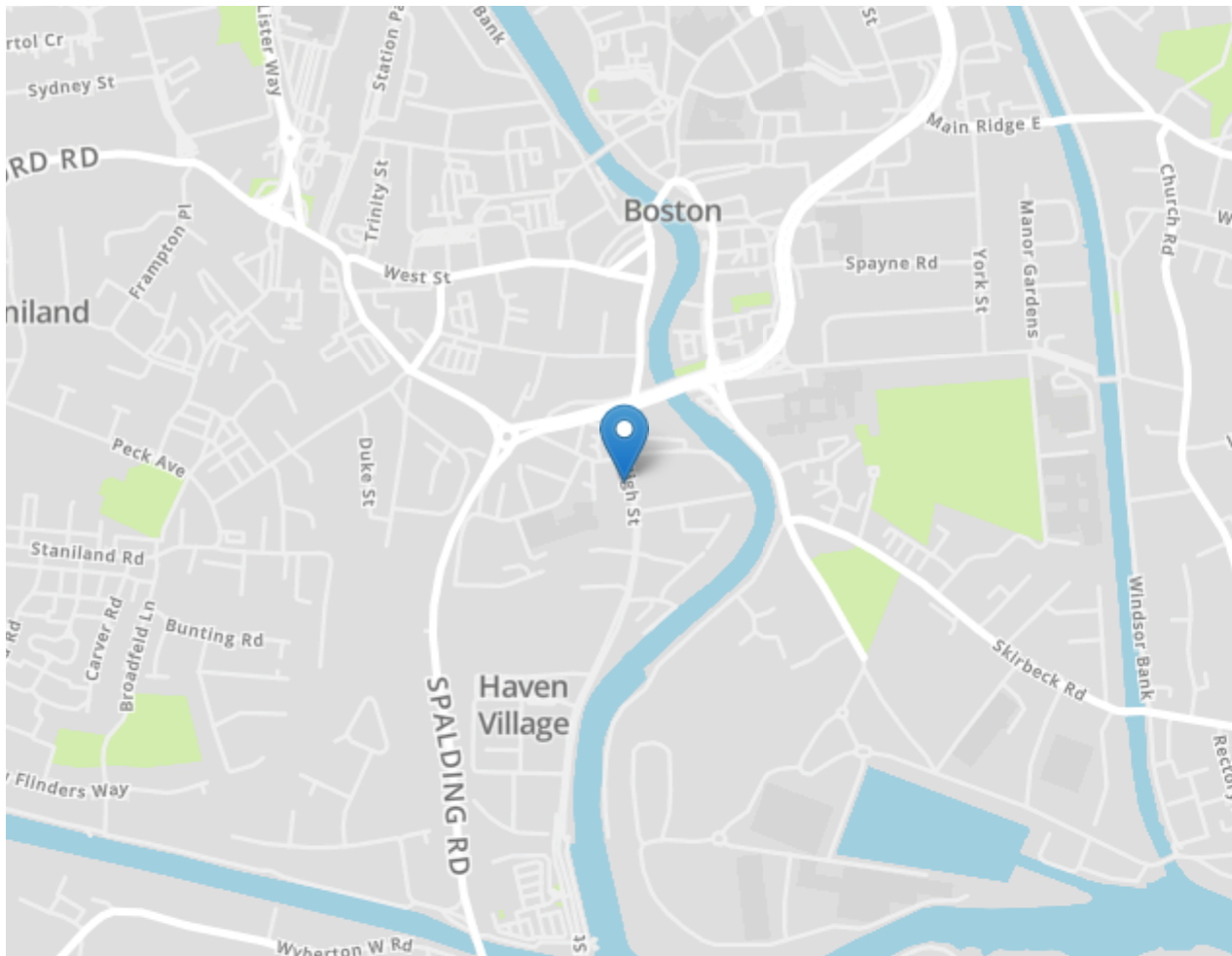
## AGENT'S NOTES

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.

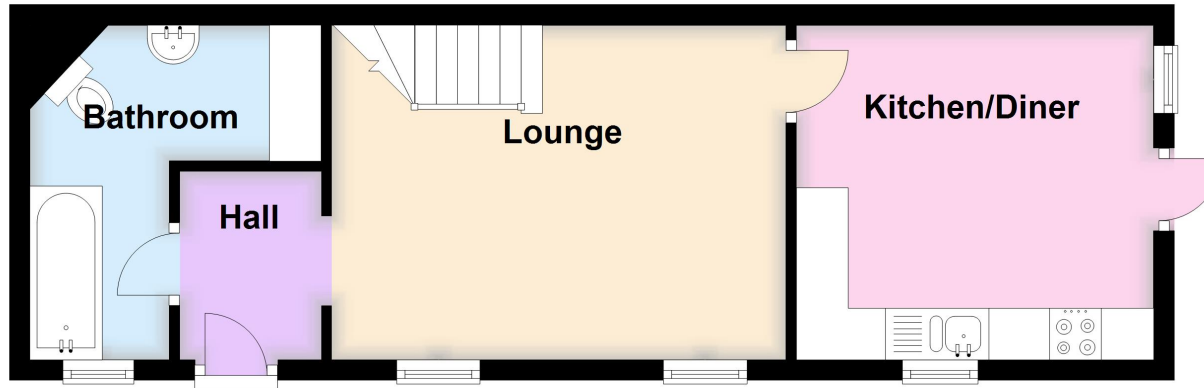
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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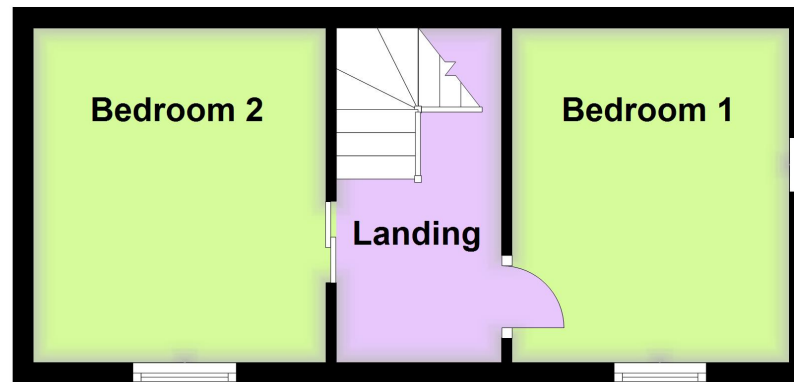
## Ground Floor

Approx. 35.1 sq. metres (378.3 sq. feet)



## First Floor

Approx. 24.1 sq. metres (259.4 sq. feet)



Total area: approx. 59.2 sq. metres (637.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	55	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC