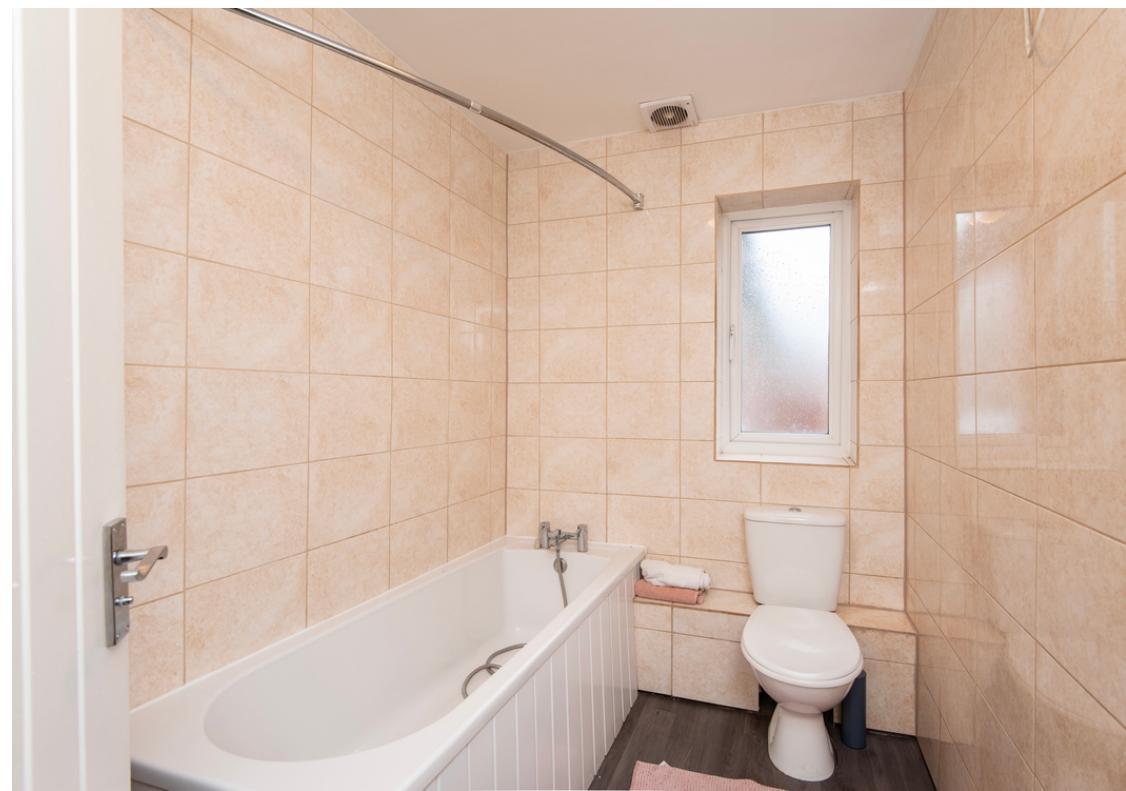




£147,000

5 Barge Court Mews, Tattershall Road, Boston, Lincolnshire PE21 9JG

SHARMAN BURGESS





A large mid terraced property with ample off road parking, situated within close proximity of Boston Town Centre, being offered for sale with NO ONWARD CHAIN. Accommodation comprises a good sized kitchen diner, large lounge, three bedrooms to the first floor and a family bathroom. The property also benefits from uPVC double glazing.

ACCOMMODATION

KITCHEN DINER

13' 0" (maximum) x 11' 0" (maximum) (3.96m x 3.35m)

Having partially obscure glazed front entrance door, counter tops, stainless steel sink and drainer with mixer tap, base level storage units, drawer units and further wall mounted units, plumbing for automatic washing machine, integrated oven and grill, four ring electric hob with fume extractor above, window to front elevation, tiled floor, electric night storage radiator, ceiling mounted lighting.

LOUNGE

22' 10" (maximum including staircase) x 11' 6" (6.96m x 3.51m)

Having electric night storage radiator, ceiling light point, window to front elevation, staircase leading off, under stairs storage cupboard.

FIRST FLOOR LANDING

Having access to loft space, two ceiling light points.

BEDROOM ONE

10' 4" x 11' 6" (3.15m x 3.51m)

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

BEDROOM TWO

11' 7" (maximum) x 9' 0" (maximum) (3.53m x 2.74m)

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

BEDROOM THREE

13' 5" x 7' 8" (maximum) (4.09m x 2.34m)

Having window to front elevation, electric night storage radiator, ceiling light point, airing cupboard housing the hot water cylinder within.

BATHROOM

8' 0" x 5' 7" (2.44m x 1.70m)

Having push button WC, bath with mixer tap and hand held shower attachment, pedestal wash hand basin with mixer tap, tiling to walls, obscure glazed window, extractor fan, wall mounted electric heater, ceiling light point.

EXTERIOR

The property benefits from ample parking and hardstanding situated opposite the property and also has an: -

OPEN FRONTED CAR PORT

10' 0" x 11' 8" (3.05m x 3.56m)

Housing the electric fuse box.

SERVICES

Mains water, electricity and drainage are connected.

REFERENCE

26012026/29880793/MAJ

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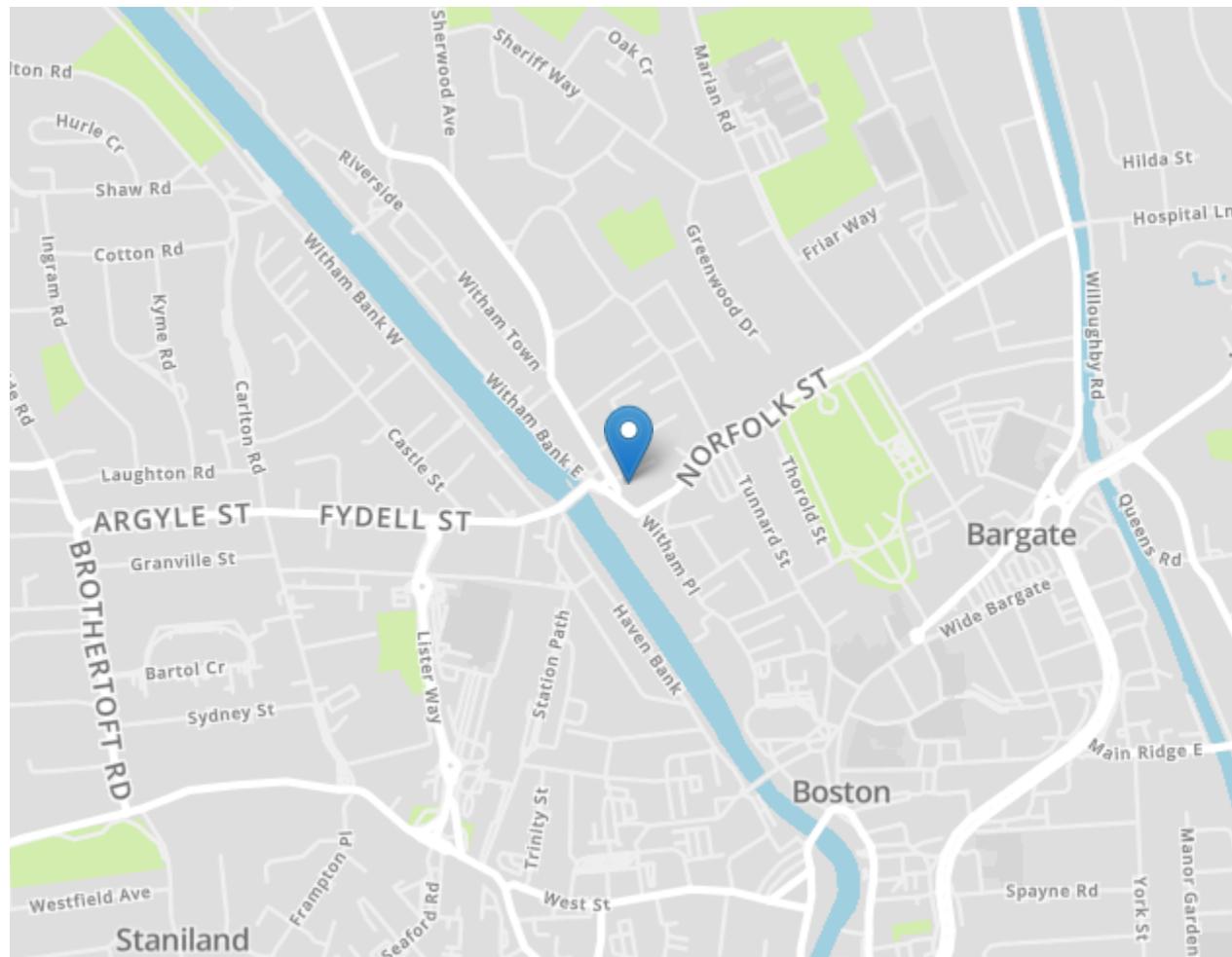
AGENT'S NOTES

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.

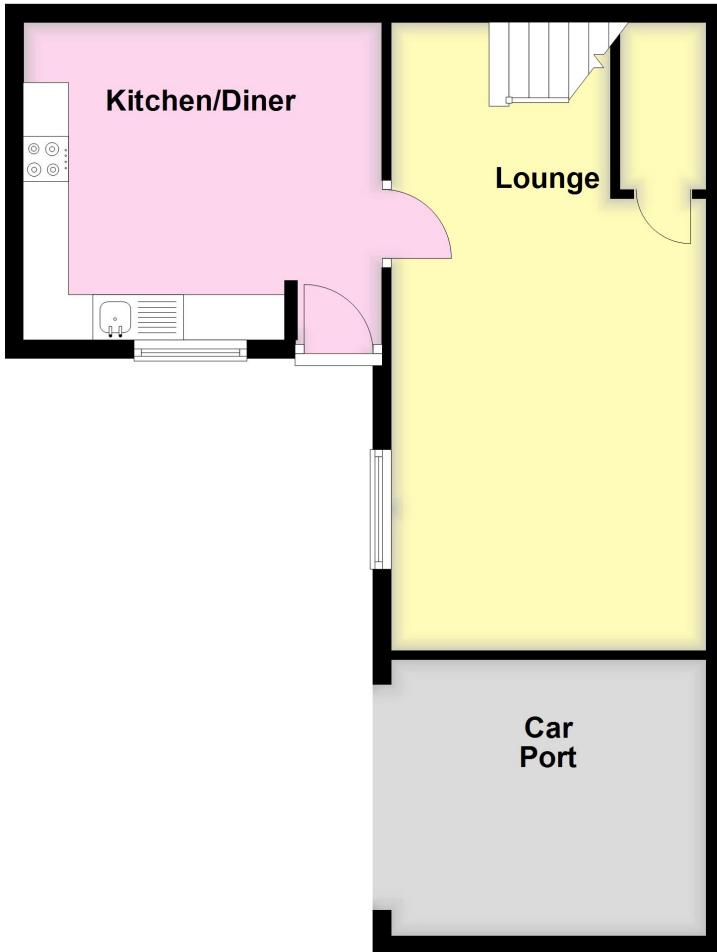
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

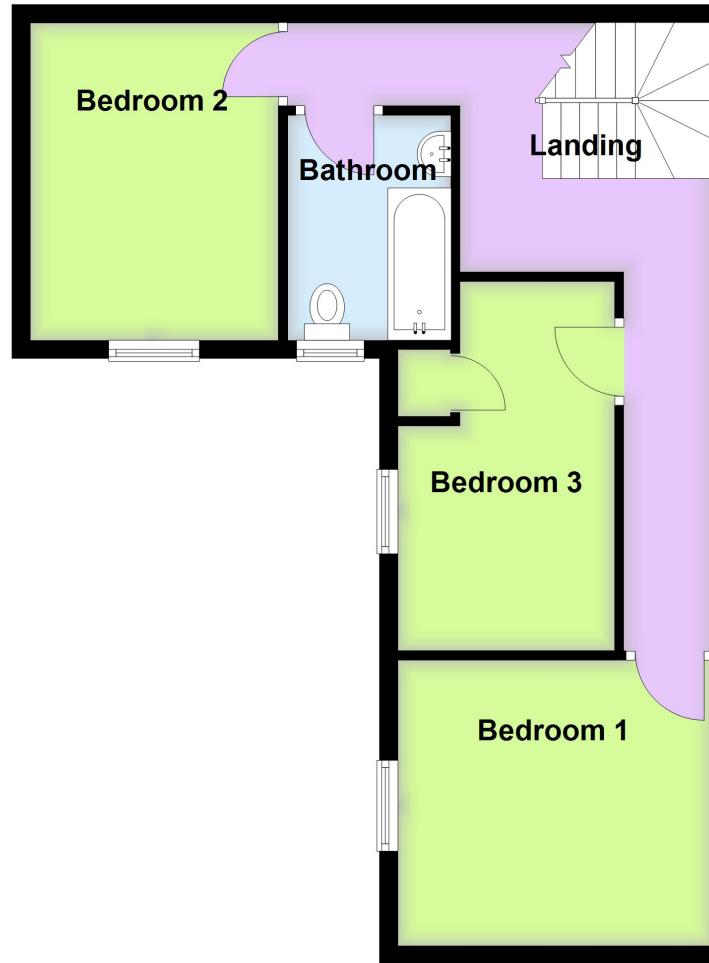
Ground Floor

Approx. 49.3 sq. metres (530.8 sq. feet)



First Floor

Approx. 49.7 sq. metres (534.7 sq. feet)



Total area: approx. 99.0 sq. metres (1065.5 sq. feet)

**SHARMAN
BURGESS**
Est 1996

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onTheMarket.com

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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	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		