



£109,950

55 Argyle Street, Boston, Lincolnshire PE21 8PJ

SHARMAN BURGESS





A three bedroomed mid terraced house with gas central heating and uPVC double glazed windows to the majority and garden to the rear. The property is currently tenanted and therefore represents an ideal investment opportunity, if required.

ACCOMMODATION

LOUNGE

11' 11" (including chimney breast) x 10' 0" (excluding bay window) (3.63m x 3.05m)

Having uPVC double glazed front entrance door, radiator, built-in cupboard.

INNER LOBBY

With built-in under stairs storage cupboard.

OPEN PLAN DINING KITCHEN

17' 11" (maximum) x 11' 11" (maximum including chimney breast) (5.46m x 3.63m)

Having fitted work surfaces with inset single drainer stainless steel sink unit and tiled splashbacks, range of base cupboards and drawers with matching wall mounted cupboards, integrated electric hob and oven, plumbing for automatic washing machine, Glow Worm wall mounted gas central heating boiler with digital programmer, radiator, tiled floor, uPVC double glazed rear entrance door.

BATHROOM

9' 3" (maximum) x 7' 0" (maximum) (2.82m x 2.13m)

Having fully tiled walls and being fitted with a white suite comprising panelled bath, pedestal hand basin, tiled shower cubicle with built-in mixer shower, dual flush WC, radiator.

STAIRS AND LANDING

With radiator.

BEDROOM ONE (FRONT)

11' 11" x 9' 10" (3.63m x 3.00m)

Having radiator.

BEDROOM TWO (REAR)

11' 11" x 8' 7" (including chimney breast) (3.63m x 2.62m)

Having radiator, built-in cupboard, access to roof space.

BEDROOM THREE (REAR)

11' 6" x 6' 9" (3.51m x 2.06m)

Having radiator.

EXTERIOR

To the front of the property is a small enclosed forecourt with frontage fencing and pedestrian hand gate.

To the rear there is a garden and small yard divided by the usual rear right of way. The garden itself is enclosed and principally laid to grass.

SERVICES

Mains water, electricity, gas and drainage are connected. There is a gas central heating system installed. uPVC double glazed units are fitted to the majority of windows.

TENURE

Freehold. The property is currently tenanted and details of the existing tenancy are available from the Agents upon request.

REFERENCE

08012025/28671701/SHA

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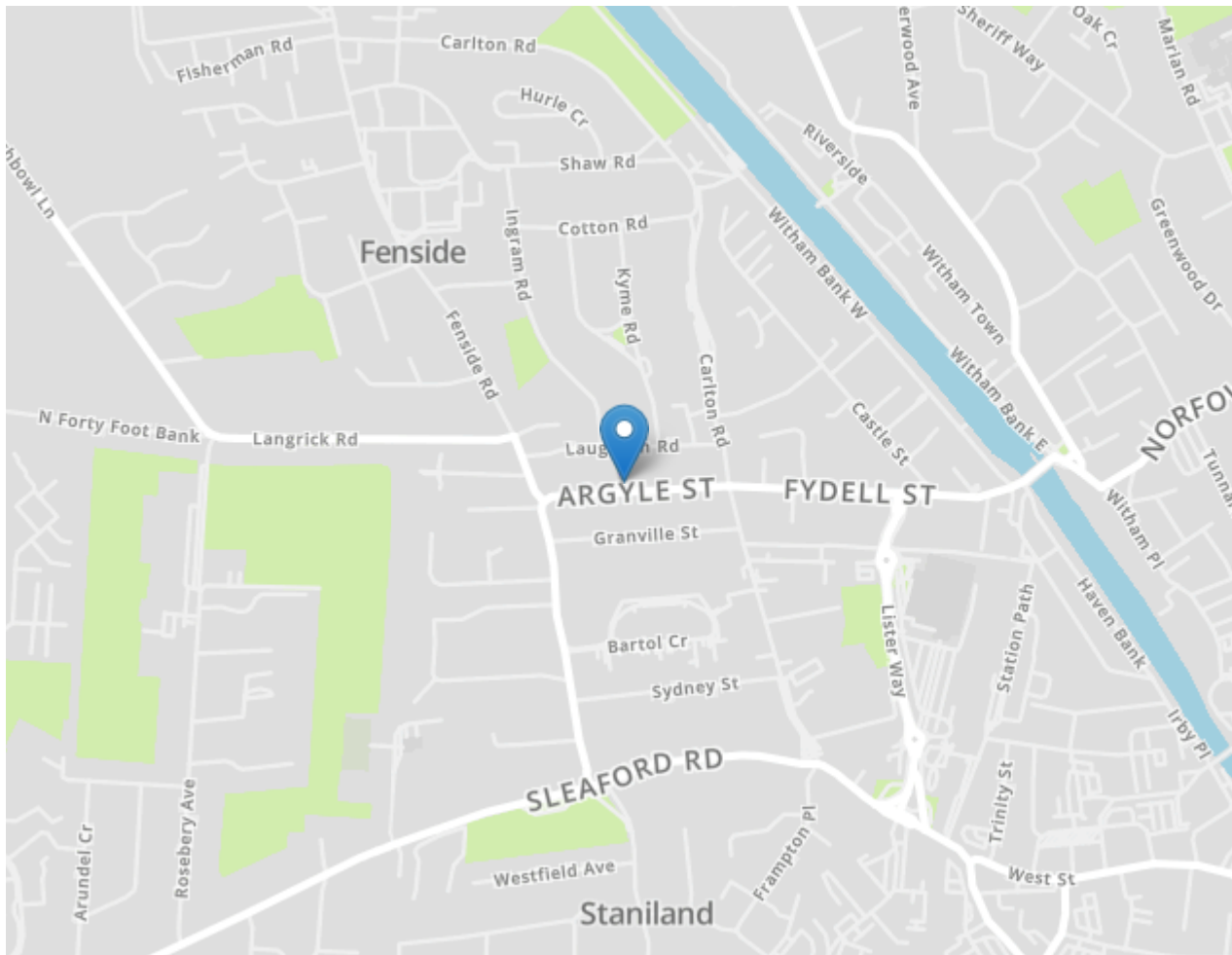
AGENT'S NOTES

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.

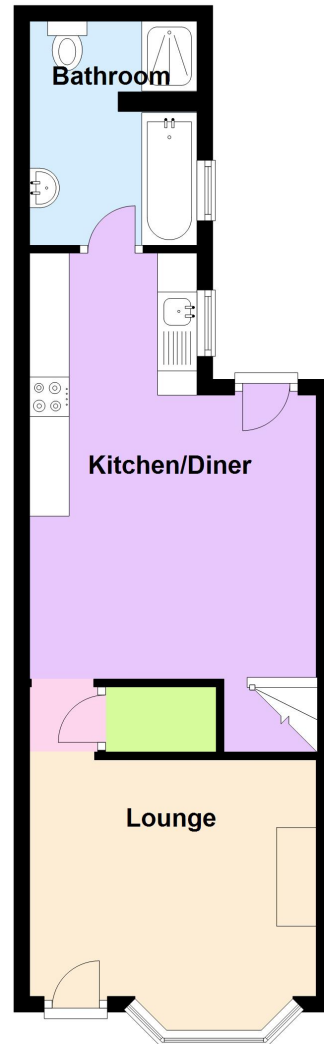
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.1 sq. feet)



Total area: approx. 73.8 sq. metres (793.9 sq. feet)

**SHARMAN
BURGESS** Est 1996

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| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 89 |
| (81-91) B | | |
| (69-80) C | 71 | |
| (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 |