



£80,000

19 Hartley Street, Boston, Lincolnshire PE21 9BS

SHARMAN BURGESS

**19 Hartley Street, Boston, Lincolnshire
PE21 9BS
£80,000 Freehold**

ACCOMMODATION

LOUNGE

13' 7" (maximum) x 11' 10" (maximum including chimney breast)
(4.14m x 3.61m)

Having front entrance door, gas fireplace with fitted inset and hearth and display surround, TV aerial point, wall mounted lighting, coved cornice, window to front elevation.

An end of terrace property in need of modernisation and refurbishment, being offered for sale with NO ONWARD CHAIN. Accommodation comprises a lounge, dining room, kitchen, two double bedrooms to the first floor and a large four piece family bathroom. Further benefits include uPVC double glazing and low maintenance garden to the rear. The property is situated within close proximity of Boston Town Centre and its amenities.



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DINING ROOM

15' 0" x 11' 10" (maximum including chimney breast) (4.57m x 3.61m)

Having coal effect gas fire with fitted inset and hearth and display surround, window to rear elevation, coved cornice, ceiling light point, staircase leading off, under stairs storage cupboard housing the gas meter and wall mounted coat hooks.

KITCHEN

13' 10" (maximum) x 7' 4" (4.22m x 2.24m)

Having roll edge work surfaces with tiled splashbacks, inset ceramic one and a half bowl sink and drainer with mixer tap, range of wood fronted base level storage units and matching eye level wall units, space for cooker, plumbing for automatic washing machine, space for condensing tumble dryer, space for standard height fridge and standard height freezer, coved cornice, ceiling mounted strip light, window to side elevation, obscure glazed rear entrance door.

FIRST FLOOR LANDING

Having ceiling light point.

BEDROOM ONE

10' 11" (to chimney breast) x 10' 8" (3.33m x 3.25m)

Having window to front elevation, wall mounted electric heater, coved cornice, light point with ornamental ceiling rose, built-in double wardrobes with overhead storage locker to either side of the chimney breast.



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BEDROOM TWO

11' 11" (maximum) x 8' 11" (maximum including chimney breast) (3.63m x 2.72m)
Having window to rear elevation, coved cornice, ceiling light point.

FAMILY BATHROOM

13' 11" x 7' 4" (maximum with reduced head height) (4.24m x 2.24m)
Being fitted with a four piece suite comprising corner shower cubicle with wall mounted electric shower within and fitted shower screen, WC, pedestal wash hand basin, panelled bath, partially obscure glazed window to rear elevation, wall mounted electric heater, coved cornice, ceiling light point, built-in airing cupboard with hot water cylinder within.

EXTERIOR

To the immediate rear of the property is a yard area with access to a rear adjoining store with outside WC within. The remainder of the garden is accessed via a gate and is laid to low maintenance block paving providing a covered seating area.

SERVICES

Mains gas, electricity, water 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

06112025/29692526/DEA



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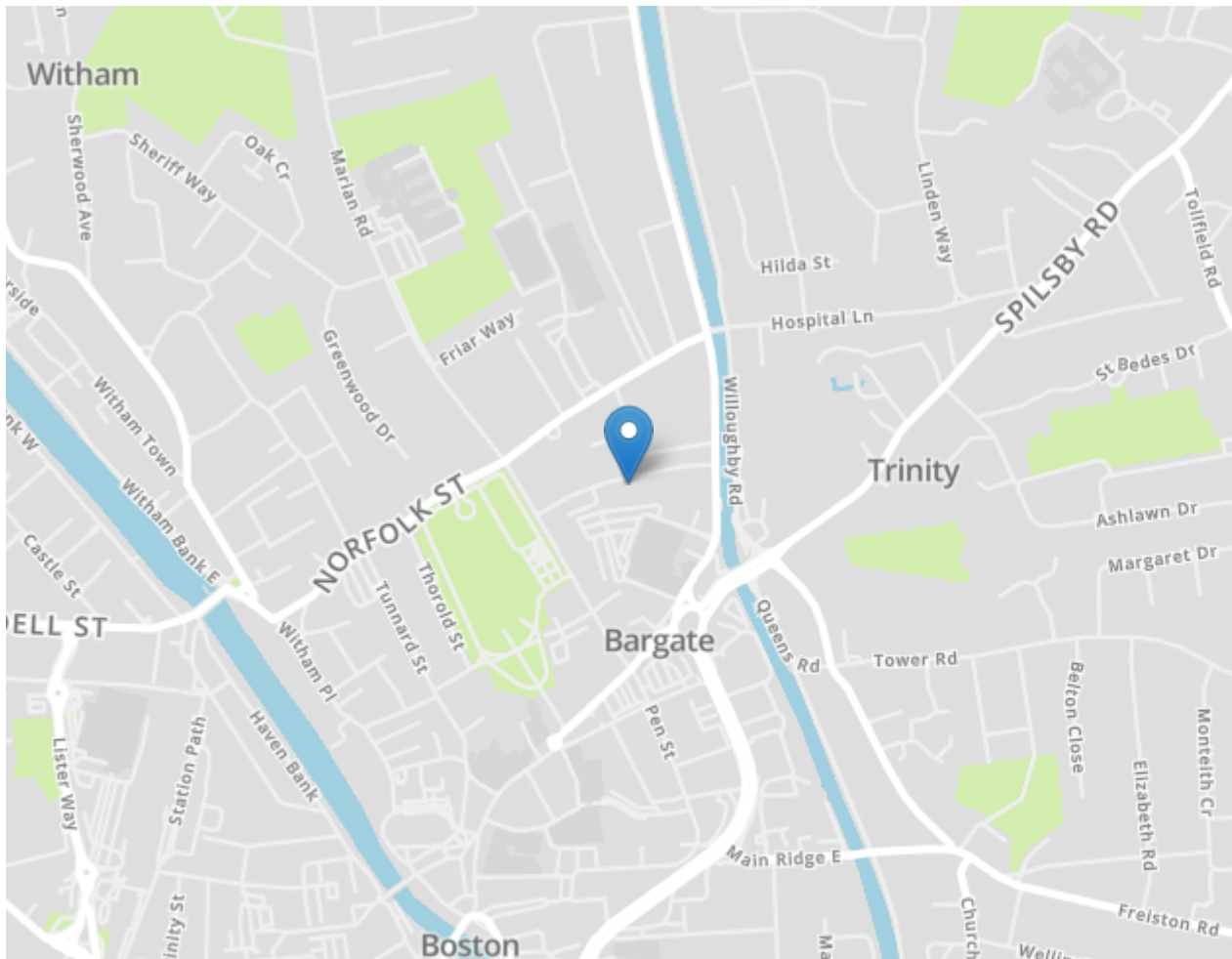
AGENT'S NOTES

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.

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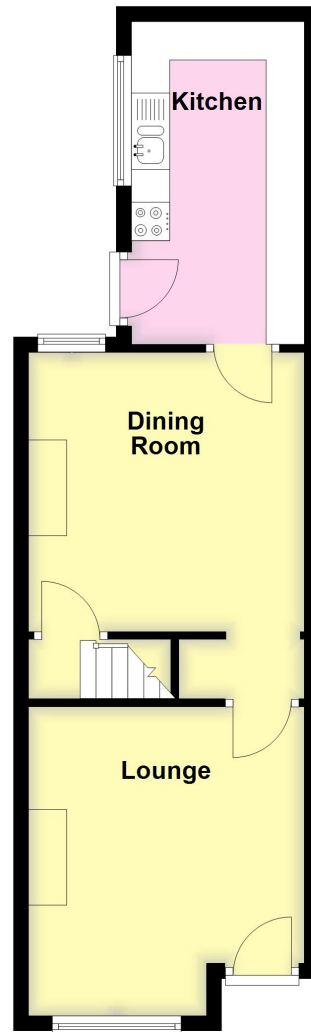
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 40.2 sq. metres (432.3 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



Total area: approx. 78.7 sq. metres (847.6 sq. feet)

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