



£102,500

9 Jessop Court, Kirton, Boston, Lincolnshire PE20 1AN

SHARMAN BURGESS

**9 Jessop Court, Kirton, Boston, Lincolnshire
PE20 1AN
£102,500 Leasehold**

ACCOMMODATION

ENTRANCE HALL

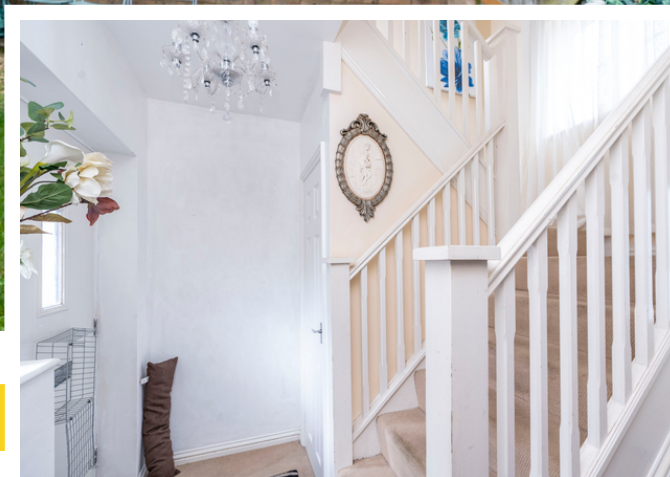
9' 8" (maximum) x 9' 7" (maximum) (2.95m x 2.92m)

Having partially obscure glazed front entrance door, additional rear entrance door leading to the rear garden, wall mounted electric heater, ceiling light point, under stairs storage cupboard, return staircase leading to the first floor accommodation which comprises a: -

HALLWAY

Having window to front elevation, wall mounted electric heater, two ceiling light points, built-in over stairs storage cupboard with light within, access to roof space, airing cupboard housing the hot water cylinder and slatted linen shelving within.

A superb first floor apartment with the added advantage of allocated parking and enclosed rear garden, being offered for sale with NO ONWARD CHAIN. Accommodation comprises a ground floor entrance hall with access directly into the rear garden, to the first floor is a hallway, lounge, kitchen, two bedrooms and a bathroom. The property is situated in a highly popular residential location within the well served village of Kirton.



SHARMAN BURGESS



LOUNGE

10' 8" (maximum) x 15' 8" (maximum) (3.25m x 4.78m)

Having window to rear elevation, wall mounted electric heater, two ceiling light points, TV aerial point, telephone point, archway through to: -

KITCHEN

8' 2" x 6' 8" (2.49m x 2.03m)

Having roll edge work surfaces, stainless steel one and half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for standard height fridge of freezer, integrated oven and grill, four ring electric hob with illuminated stainless steel fume extractor above, ceiling light point, window to rear elevation.

BEDROOM ONE

11' 8" (maximum) x 11' 8" (maximum) (3.56m x 3.56m)

Having window to side elevation, wall mounted electric heater, ceiling light point.

BEDROOM TWO

12' 4" (maximum) x 8' 4" (maximum) (3.76m x 2.54m)

Having window to front elevation, wall mounted electric heater, ceiling light point.

BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and wall mounted shower above, WC, wash hand basin with mixer tap and vanity unit beneath, ceiling light point, extractor fan, obscure glazed window to rear elevation, wall mounted electric heated towel rail.



**SHARMAN
BURGESS** Est 1996

EXTERIOR

The property benefits from a numbered allocated parking space.

REAR GARDEN

Comprising a central lawned section with flower and shrub borders. The garden is fully enclosed by a mixture of wall and fencing.

SERVICES

Mains water, electricity and drainage are connected to the property.

AGENTS NOTE

The property is to be purchased on a Leasehold basis. The 199 Year Lease commenced 14th December 2007. There is a bi-annual service charge of approximately £162.75 payable to the management company.

REFERENCE

25102024/27380263/EDM



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

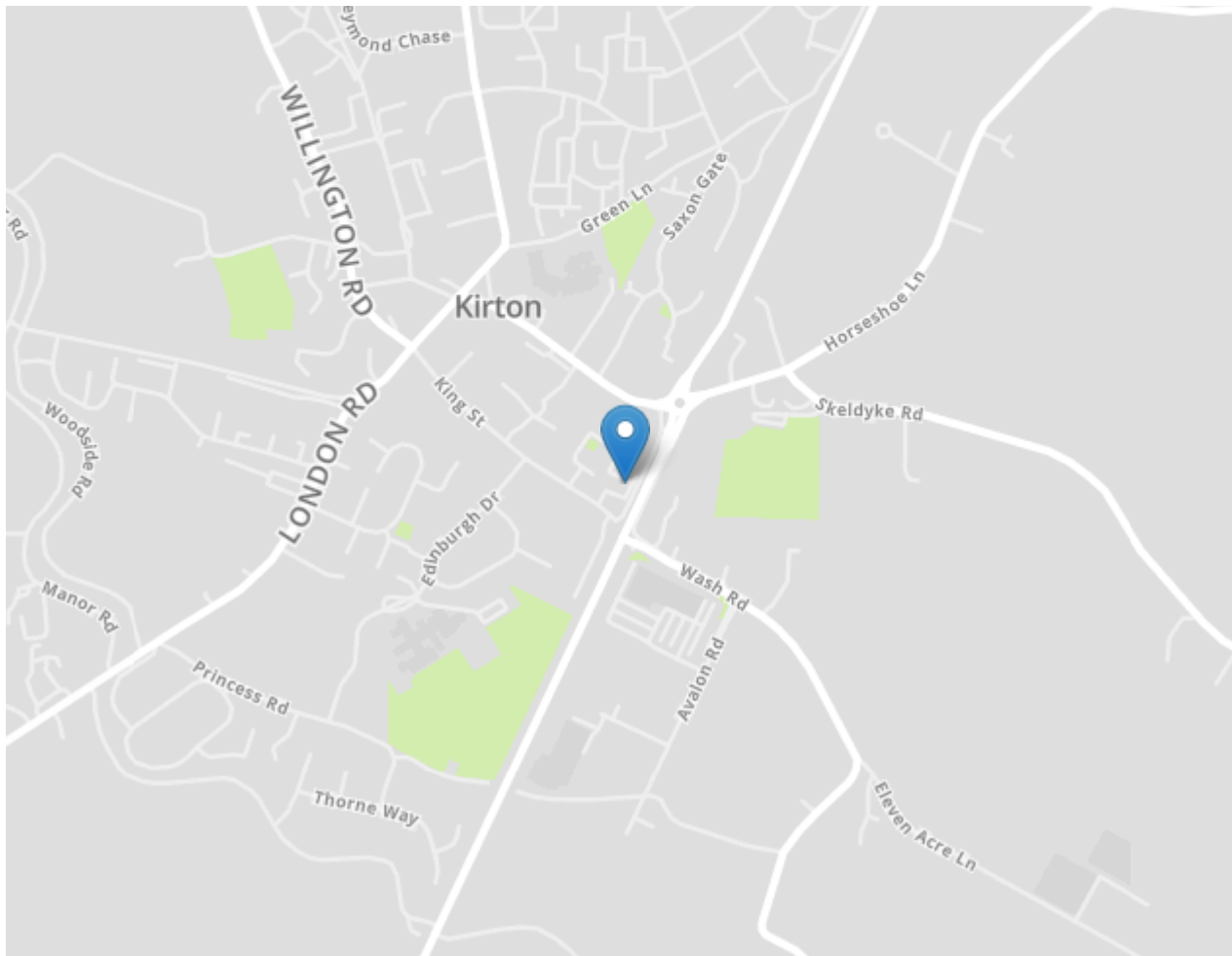
AGENT'S NOTES

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.

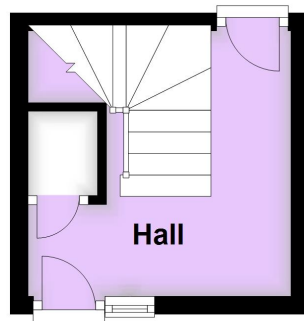
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.

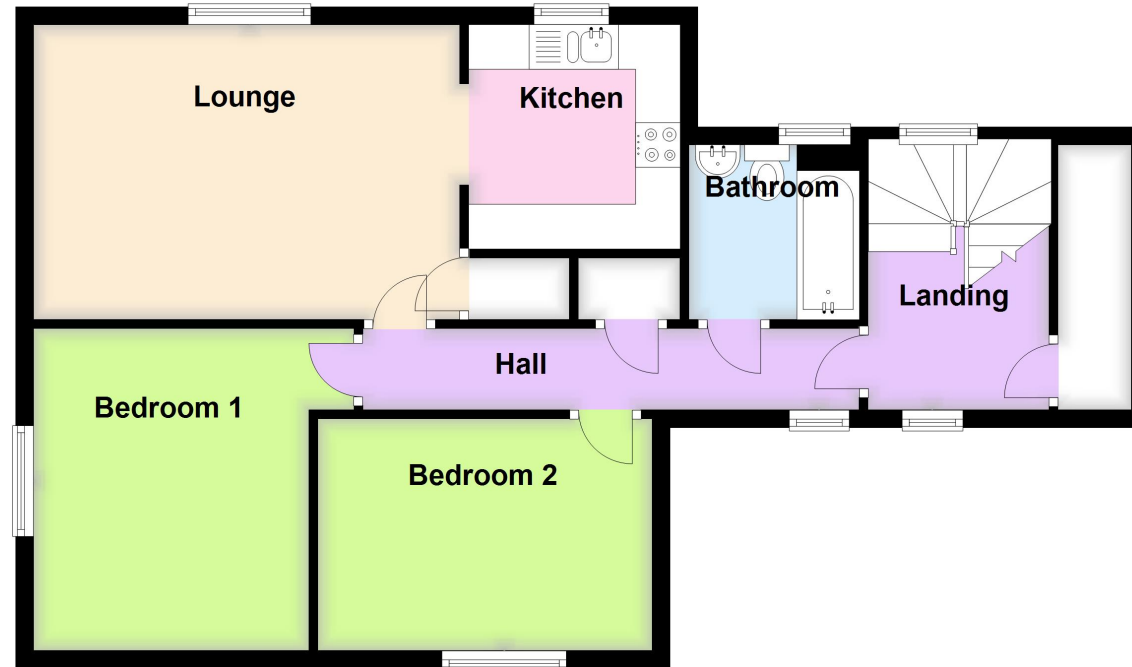


SHARMAN BURGESS

Ground Floor
Approx. 8.8 sq. metres (94.2 sq. feet)



First Floor
Approx. 64.9 sq. metres (698.7 sq. feet)



Total area: approx. 73.7 sq. metres (792.9 sq. feet)



t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	