



£116,500

2 Orchard Street, Boston, Lincolnshire PE21 8PL

SHARMAN BURGESS



A larger than average two bedroomed terraced property with the benefit of parking space. Accommodation comprises a kitchen, open plan lounge diner, two double bedrooms to the first floor and a shower room. Further benefits include gas central heating and uPVC double glazing. The property is offered for sale with NO ONWARD CHAIN.

ACCOMMODATION

KITCHEN

13' 2" (maximum) x 12' 9" (maximum) (4.01m x 3.89m)

Having partially obscure glazed side entrance door, roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and wall units, plumbing for automatic washing machine, space for condensing tumble dryer, space for electric cooker, space for twin height fridge freezer, two radiators, coved cornice, ceiling light point, window to side elevation, wall mounted Ideal gas central heating boiler.

LOUNGE DINER

19' 3" (maximum) x 13' 0" (maximum including staircase)
(5.87m x 3.96m)

Having wood effect laminate flooring, dual aspect windows, coved cornice, ceiling light point, two radiators, fireplace with exposed brickwork chimney breast and space for electric fire.

FIRST FLOOR LANDING

Having ceiling light point.

BEDROOM ONE

13' 0" (maximum) x 13' 7" (maximum) (3.96m x 4.14m)

Having window to side elevation, coved cornice, ceiling light point, access to loft space, built-in storage.

BEDROOM TWO

11' 8" (maximum) x 10' 7" (maximum) (3.56m x 3.23m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in wardrobes to the majority of one wall.

SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted mains fed shower within and fitted shower screen, pedestal wash hand basin with mixer tap, WC, tiled floor, fully tiled walls, coved cornice, ceiling light point, obscure glazed window to side elevation, extractor fan, radiator.

EXTERIOR

Having parking space for two vehicles.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

05112025/29682508/CHA

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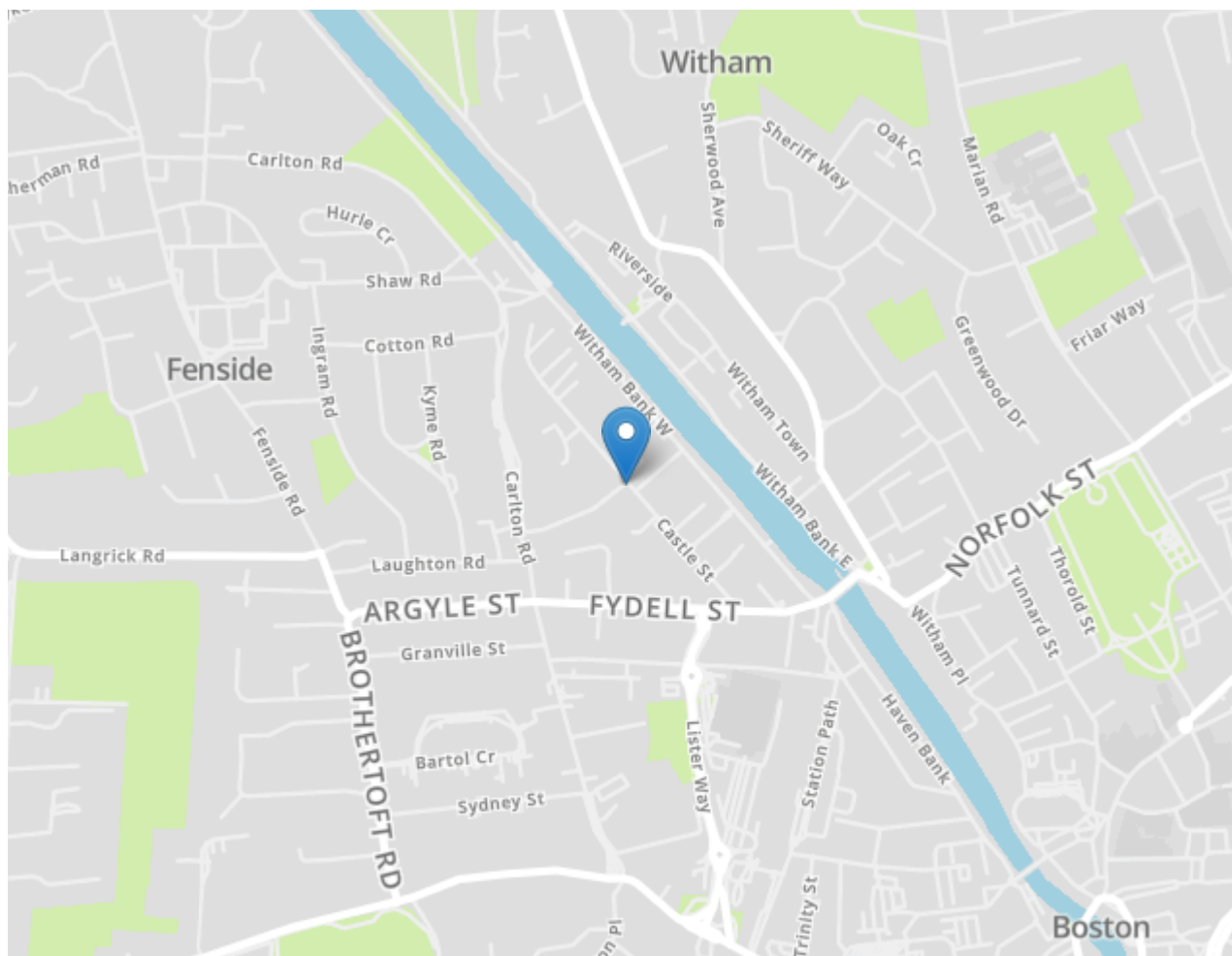
AGENT'S NOTES

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.

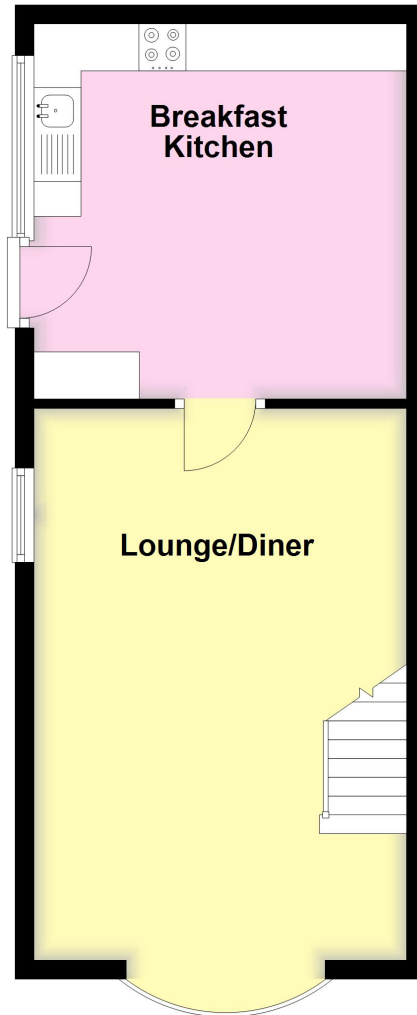
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

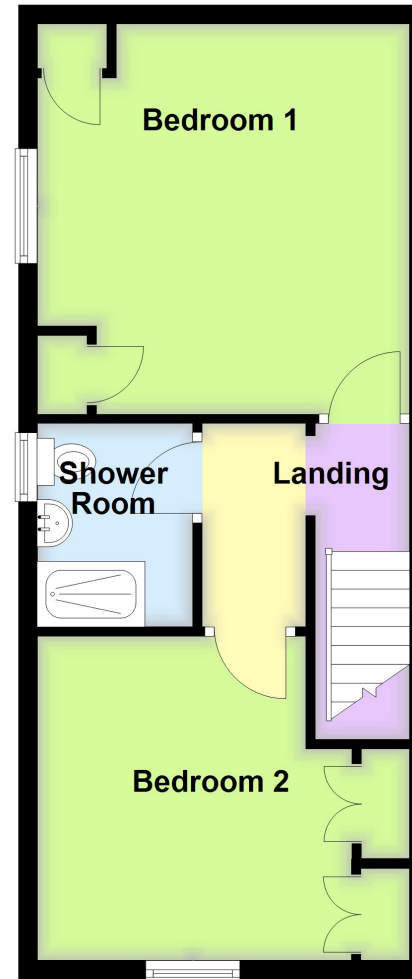
Ground Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.2 sq. feet)



Total area: approx. 79.2 sq. metres (852.0 sq. feet)

**SHARMAN
BURGESS** Est 1996

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC