



**£119,950**

16 Horncastle Road, Boston, Lincolnshire PE21 9BU

**SHARMAN BURGESS**



# SHARMAN BURGESS

Est 1996

An interesting opportunity to acquire a five bedroomed, three storey, Grade II Listed end of terrace house situated overlooking the Maud Foster Mill and waterway within walking distance of the town centre. The property is in desperate need of love and attention, requiring extensive renovation and refurbishment, however, is offered with NO ONWARD CHAIN. Rear garden with access from North Street to possible off road parking and garage. Recommended suitable for CASH BUYERS ONLY.

## ACCOMMODATION

### ENTRANCE HALL

Having staircase leading off and steps leading down to: -

### CELLAR

### DINING ROOM

12' 6" (maximum measurement including chimney breast) x 10' 10" (3.81m x 3.30m)

With open plan access through to: -

### LOUNGE

14' 9" (maximum measurement including chimney breast) x 12' 10" (4.50m x 3.91m)

Featuring a tiled fireplace.

### KITCHEN

12' 0" x 9' 1" (3.66m x 2.77m)

It should be noted that there are no fittings whatsoever. Rear entrance door.

### REAR LOBBY

With access off to: -

### BATHROOM

8' 11" x 5' 11" (2.72m x 1.80m)

With bath only.

### SEPARATE WC

### STAIRS & FIRST FLOOR LANDING

Having built-in cupboard and further staircase leading off to second floor.

### BEDROOM TWO (REAR)

11' 4" (measurement excluding chimney breast) x 10' 10" (3.45m x 3.30m)

### BEDROOM THREE (FRONT)

12' 10" x 10' 7" (measurement including chimney breast) (3.91m x 3.23m)

### BEDROOM FIVE (FRONT)

9' 9" x 8' 1" (2.97m x 2.46m)

### STAIRS & SECOND FLOOR LANDING

With built-in cupboard.

### BEDROOM ONE (FRONT)

18' 11" (maximum measurement including chimney breast) x 12' 10" (5.77m x 3.91m)

### BEDROOM FOUR (REAR)

13' 3" (maximum measurement including chimney breast) x 10' 11" (4.04m x 3.33m)

### EXTERIOR

The property is set back from Horncastle Road with a garden area and pedestrian access.

A garden extends to the rear, to the bottom of which is a brick built store shed. Both pedestrian and vehicular access can be gained to the rear of the property via North Street which, whilst being quite narrow, is navigable by a motor vehicle.

### FORMER GARAGE

Of brick construction with direct access from North Street, however, entrance to this building by most modern day cars would be considered extremely difficult. Equally, there is an area that would provide potential off road parking at the bottom end of the garden, nevertheless, once again, access is considered extremely tight. Prospective purchasers are left to draw their own conclusions upon inspection.

### REFERENCE

26655299/25032023/KER

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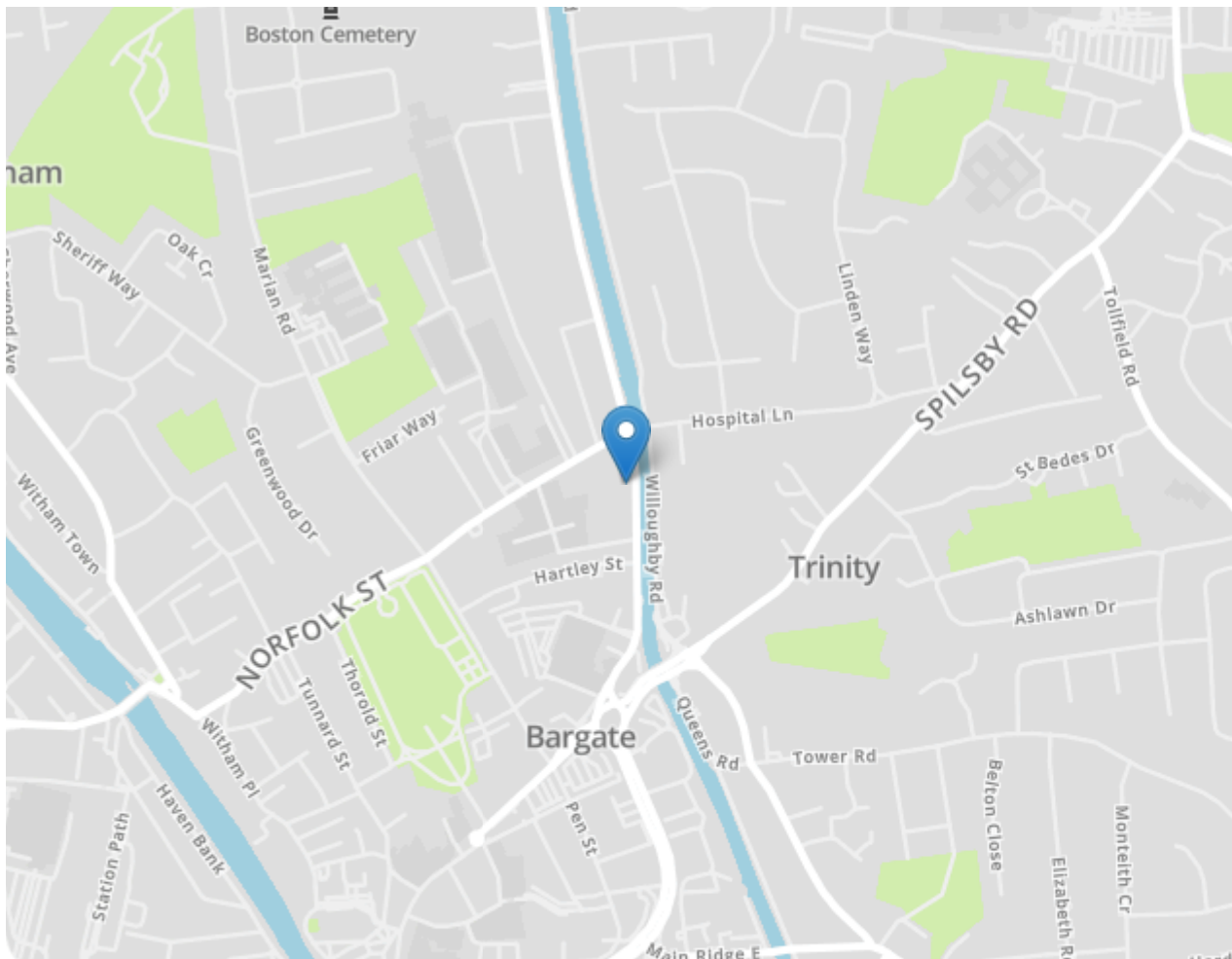
## AGENT'S NOTES

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.

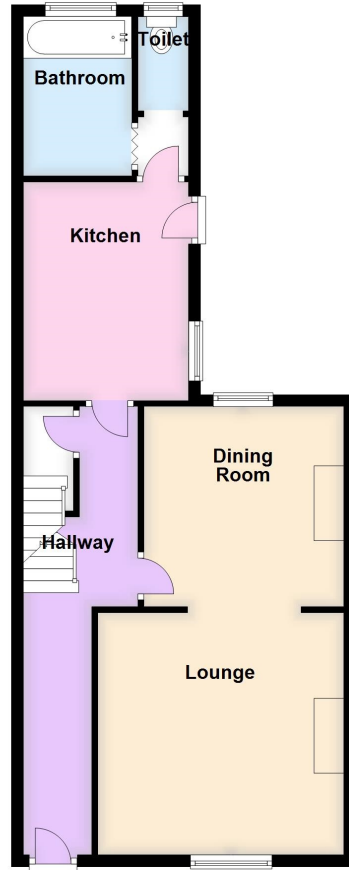
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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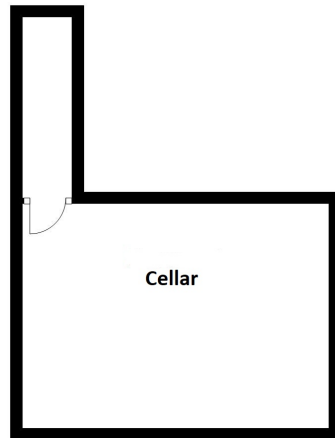
### Ground Floor

Approx. 58.2 sq. metres (626.8 sq. feet)



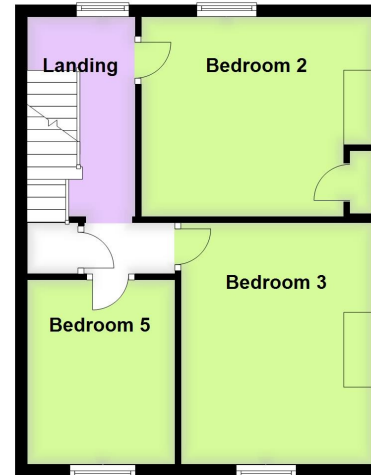
### Cellar

Approx. 21.8 sq. metres (234.3 sq. feet)



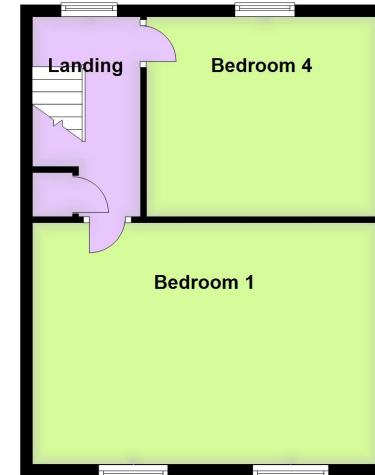
### First Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



### Second Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



Total area: approx. 166.9 sq. metres (1796.4 sq. feet)

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