



£154,950

31 Sheriff Way, Boston, Lincolnshire PE21 9EU

SHARMAN BURGESS

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PE21 9EU
£154,950 Freehold

ACCOMMODATION

L-SHAPED ENTRANCE HALL

Having partially obscure glazed side entrance door, radiator, ceiling light point, access to roof space, wall mounted central heating thermostat, built-in double cloak cupboard with hanging rail within, built-in boiler cupboard housing the Worcester combination gas central heating boiler.

A semi-detached bungalow situated in a highly sought after residential location, in need of some improvement yet providing an ideal opportunity for prospective purchasers to put their own stamp on the property. Accommodation comprises an entrance hall, lounge, breakfast kitchen, two bedrooms both with built-in wardrobes and a bathroom. Further benefits include a driveway, single garage, larger than average gardens extending to the rear, gas central heating and the bungalow itself benefits from uPVC double glazing.



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BREAKFAST KITCHEN

9' 9" x 9' 5" (2.97m x 2.87m)

Having counter tops with stainless steel sink and drainer with mixer tap, base level storage units, wall units, return work surface providing breakfast bar, space for cooker, plumbing for automatic washing machine, space for fridge freezer, radiator, coved cornice, ceiling mounted strip light, window to front aspect, Xpelair extractor fan, wall mounted electric fuse box.

LOUNGE

16' 2" (maximum) x 11' 9" (maximum) (4.93m x 3.58m)

Having window to front aspect, two radiators, coved cornice, ceiling light point with ornamental ceiling rose, TV aerial point, wiring for satellite TV.

BEDROOM ONE

15' 2" x 11' 0" (maximum into entrance area) (4.62m x 3.35m)

Having window to rear aspect, radiator, coved cornice, ceiling light point, built-in double wardrobe with hanging rail within.

BEDROOM TWO

10' 8" x 8' 6" (3.25m x 2.59m)

Having window to rear aspect, radiator, coved cornice, ceiling light point, built-in double wardrobe with hanging rail within.

BATHROOM

Having a three piece suite comprising push button WC, pedestal wash hand basin, panelled bath with wall mounted electric shower above, extended tiled splashbacks and remaining walls tiled to approximately half height, radiator, obscure glazed window, coved cornice, ceiling light point.



**SHARMAN
BURGESS** Est 1996

EXTERIOR

The property is approached over a dropped kerb leading to driveway which provides off road parking and extends to the left hand side of the bungalow to provide vehicular access to the garage. There is a lawned front garden with gravelled borders

SINGLE GARAGE

17' 8" x 8' 6" (5.38m x 2.59m)

Having up and a over door, served by power and lighting, obscure glazed window to rear aspect.

The property benefits from a larger than average sized rear garden, which initially comprises a paved patio seating area leading to the remainder of the garden which is predominantly laid to two sections of lawn with pathway leading towards the rear. The garden houses a part glazed timber lean-to.

SERVICES

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

REFERENCE

25032024/27451708/ROB



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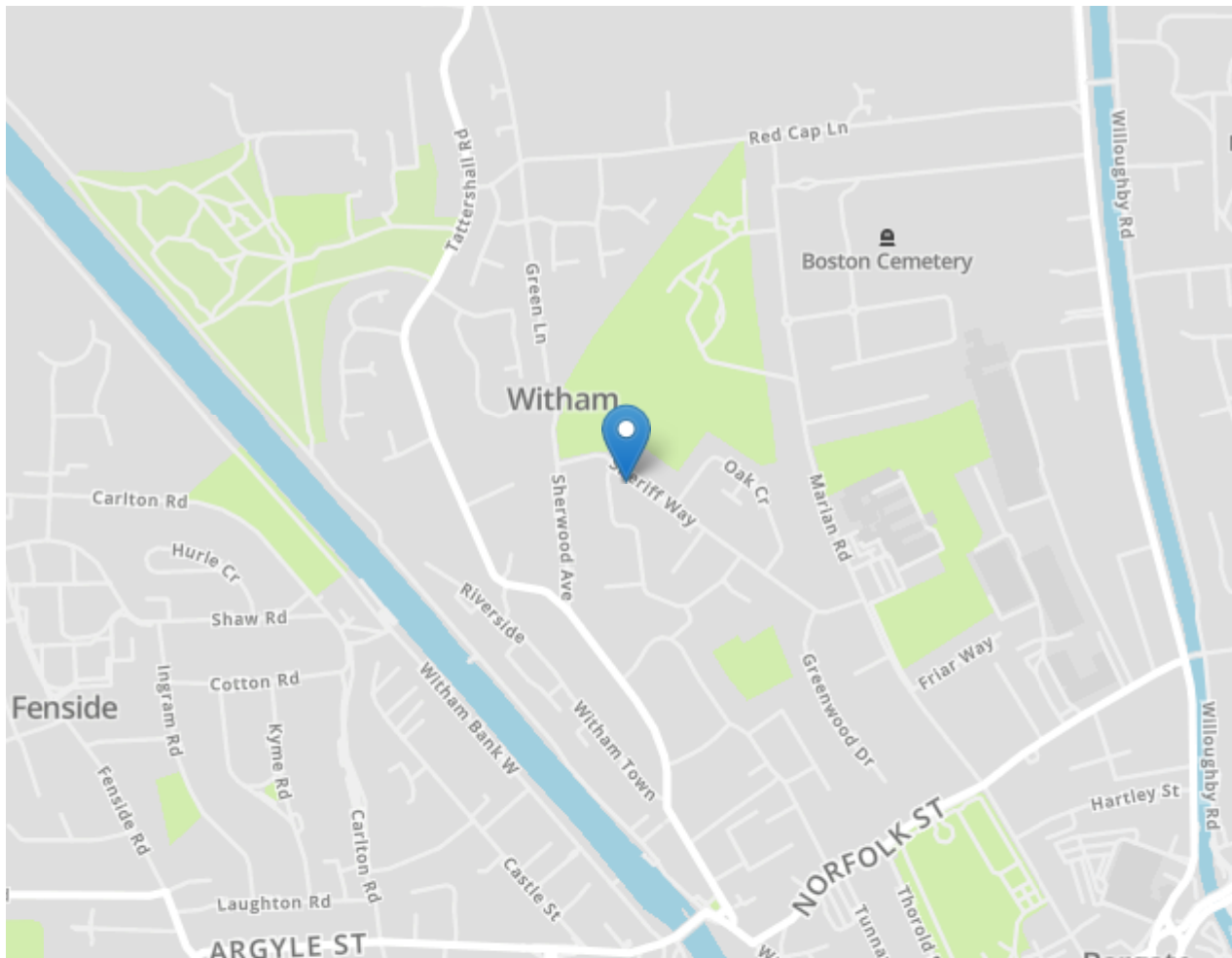
AGENT'S NOTES

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.

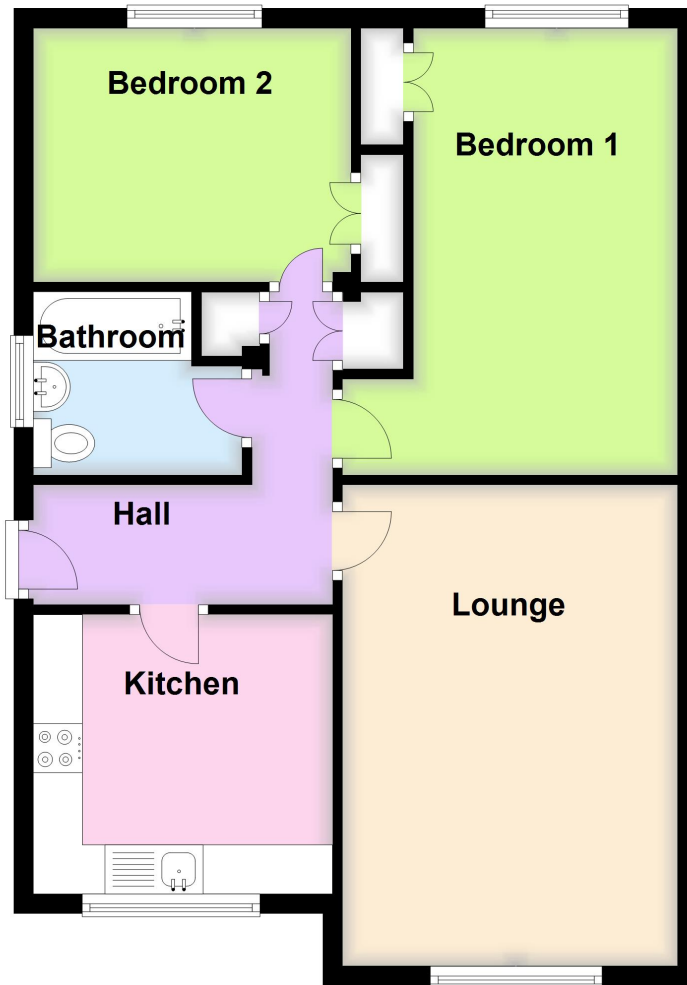
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 61.2 sq. metres (659.2 sq. feet)



Total area: approx. 61.2 sq. metres (659.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(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	