



£109,950

77 Fenside Road, Boston, Lincolnshire PE21 8JH

SHARMAN BURGESS



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Est 1996

A mid terraced two bedroomed property situated close to Boston Town Centre and its amenities, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen diner, rear entrance lobby, two bedrooms to the first floor together with a modern shower room. Further benefits include enclosed rear garden.

ACCOMMODATION

ENTRANCE HALL

Having entrance door, wood laminate flooring, radiator, double glazed window to side aspect, staircase leading off, door to: -

LOUNGE

13' 1" x 11' 4" (3.99m x 3.45m)

Having double glazed window to front aspect, radiator, TV aerial point, telephone point, coved cornice, door to: -

KITCHEN DINER

9' 0" x 14' 9" (2.74m x 4.50m)

Being fitted with a range of wall and base level storage units, areas of work surface, inset one and a half bowl sink and drainer unit, space and plumbing for automatic washing machine, space for condensing tumble dryer, integrated oven and electric hob with extractor above, partly tiled walls, coved cornice, double glazed window to rear aspect, under stairs storage cupboard, radiator, door to: -

REAR ENTRANCE LOBBY

Having wood laminate flooring, uPVC glazed rear entrance door, coved cornice.

FIRST FLOOR LANDING

Having coved cornice, loft access, radiator.

BEDROOM ONE

11' 8" x 11' 7" (3.56m x 3.53m)

Having double glazed window to front aspect, radiator, TV aerial point, coved cornice.

BEDROOM TWO

10' 9" x 7' 6" (3.28m x 2.29m)

Having double glazed window to rear aspect, built-in wardrobe, radiator, coved cornice, TV aerial point.

SHOWER ROOM

Being fitted with a modern suite comprising walk-in double shower with electric rainfall shower within, low level WC, inset wash hand basin, tiled splashbacks, ceiling recessed spotlights, extractor fan, wood laminate flooring, airing cupboard housing the central heating boiler and slatted shelving within.

EXTERIOR

To the front, the property benefits from a lawned garden with pathway and views over a communal green area to the front. To the rear, the garden is laid to lawn with paved pathway and houses and a garden shed. The garden is fully enclosed by timber fencing with gated access leading to a rear parking area which operates on a 'first come, first served' basis.

SERVICES

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

REFERENCE

08082024/28062904/TEB

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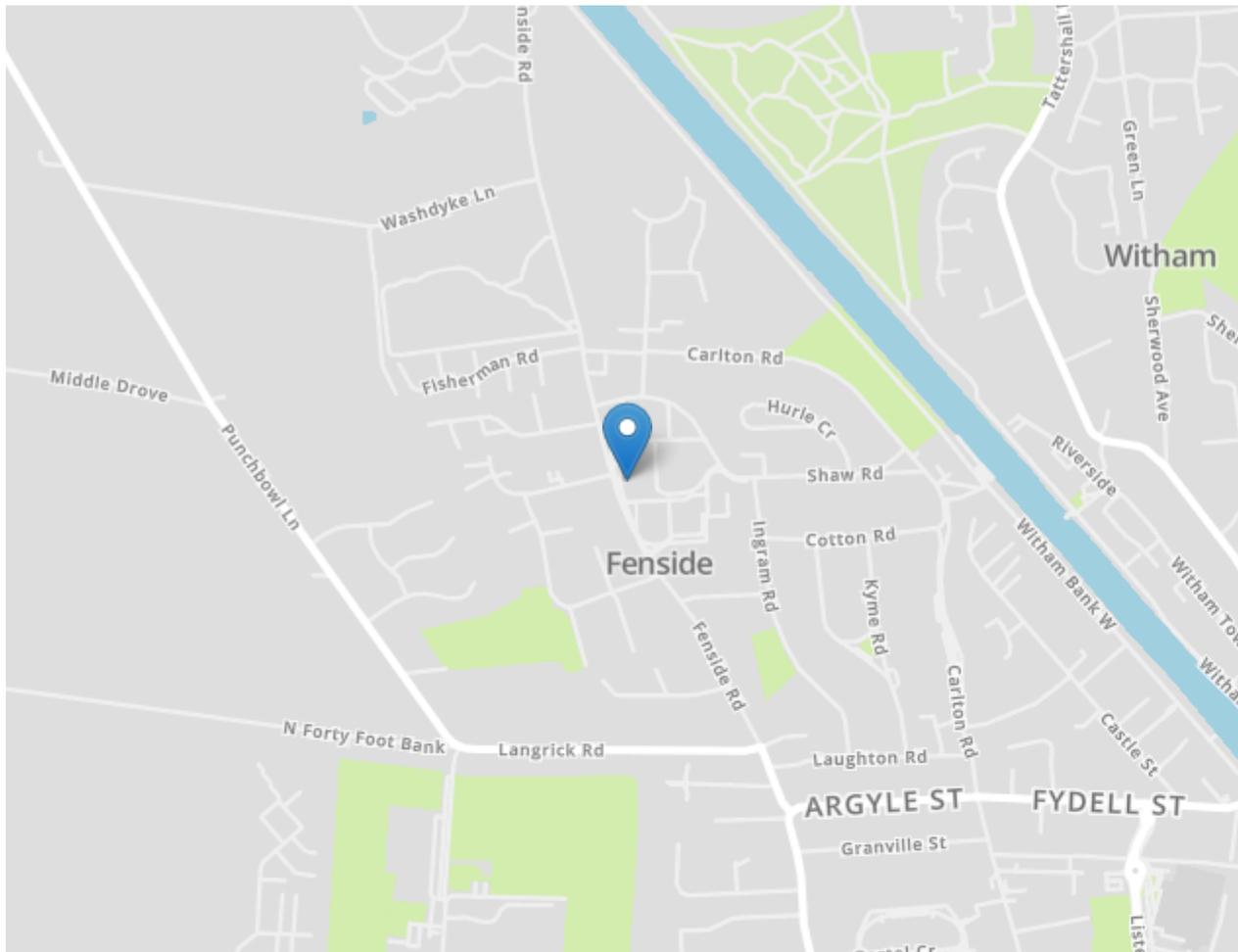
AGENT'S NOTES

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.

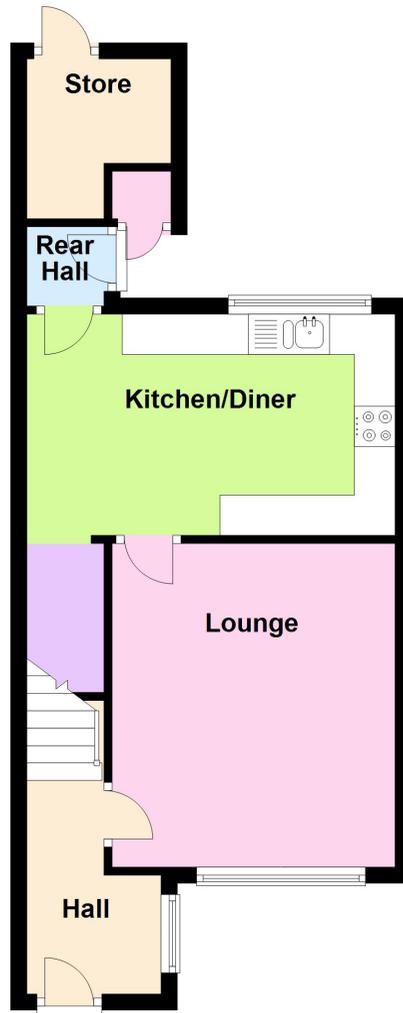
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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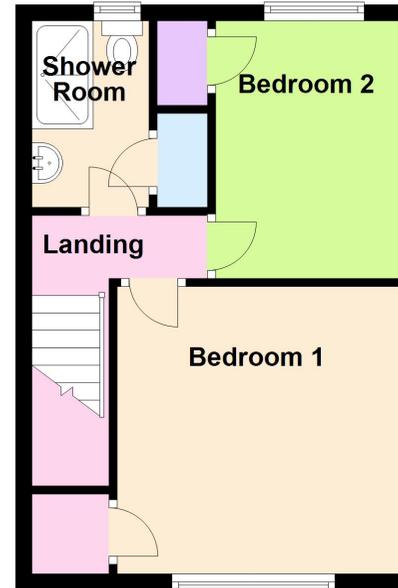
Ground Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



First Floor

Approx. 31.1 sq. metres (334.4 sq. feet)



Total area: approx. 69.4 sq. metres (746.7 sq. feet)

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

