



£115,000

55 Wyberton West Road, Boston, Lincolnshire PE21 7JS

SHARMAN BURGESS

**55 Wyberton West Road, Boston,
Lincolnshire PE21 7JS
£115,000 Freehold**

ACCOMMODATION

LOUNGE

11' 5" (maximum into recess and including chimney breast) x 11' 2" (maximum) (3.48m x 3.40m)

Having partially obscure glazed front entrance door, window to front aspect, coved cornice, ceiling light point, radiator, fireplace with brickwork surround, display mantle and housing for TV into recess.

INNER LOBBY

With staircase leading off, coved cornice, door to: -

Situated in a popular residential location and offered for sale with NO ONWARD CHAIN, is this mid terraced property with driveway providing off road parking space. Accommodation comprises a lounge, dining room, kitchen and ground floor bathroom. To the first floor are three bedrooms with bedroom three accessed through bedroom two. Further benefits include uPVC double glazing, gas central heating and good sized garden to the rear.



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DINING ROOM

11' 5" (including chimney breast) x 11' 4" (3.48m x 3.45m)
Having window to rear aspect, radiator, coved cornice, ceiling light point with ornamental ceiling rose, under stairs storage cupboard with wall mounted shelving and ceiling light point within.

KITCHEN

8' 9" x 6' 4" (2.67m x 1.93m)
Having roll edge work surfaces with inset one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units including glazed display cabinets, space for electric cooker with extractor fan above, plumbing for automatic washing machine, space for standard height fridge or freezer, window to side aspect, ceiling mounted strip light.

REAR ENTRANCE LOBBY

With obscure glazed entrance door, ceiling light point, door to: -

GROUND FLOOR BATHROOM

Being fitted with a three piece suite comprising pedestal wash hand basin, push button WC and panelled bath with wall mounted electric shower and shower screen. Fully tiled walls, tiled flooring, radiator, ceiling light point, obscure glazed window to side aspect, linen cupboard with slatted shelving within.

FIRST FLOOR LANDING

Having ceiling light point.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

11' 5" (maximum including chimney breast) x 11' 2" (3.48m x 3.40m)

Having window to front aspect, radiator, coved cornice, ceiling light point, access to roof space, built-in wardrobe with hanging rail within.

BEDROOM TWO

11' 5" (maximum including chimney breast) x 11' 5" (3.48m x 3.48m)

Having radiator, ceiling light point with ornamental ceiling rose and window to rear aspect, door to: -

BEDROOM THREE

12' 4" (maximum) x 6' 5" (maximum with reduced head height and including chimney breast and built-in wardrobe) (3.76m x 1.96m)

Having window to rear aspect, radiator, wall light point, wall mounted Glow Worm gas combination central heating boiler.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which provides off road parking.

The rear garden initially comprises a section of hardstanding, leading to the remainder which is predominantly laid to lawn with flower and shrub borders. The garden is enclosed by fencing and houses a small timber storage shed on a paved base which is to be included within the sale.

AGENTS NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

SERVICES

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

REFERENCE

21022024/27271502/COO



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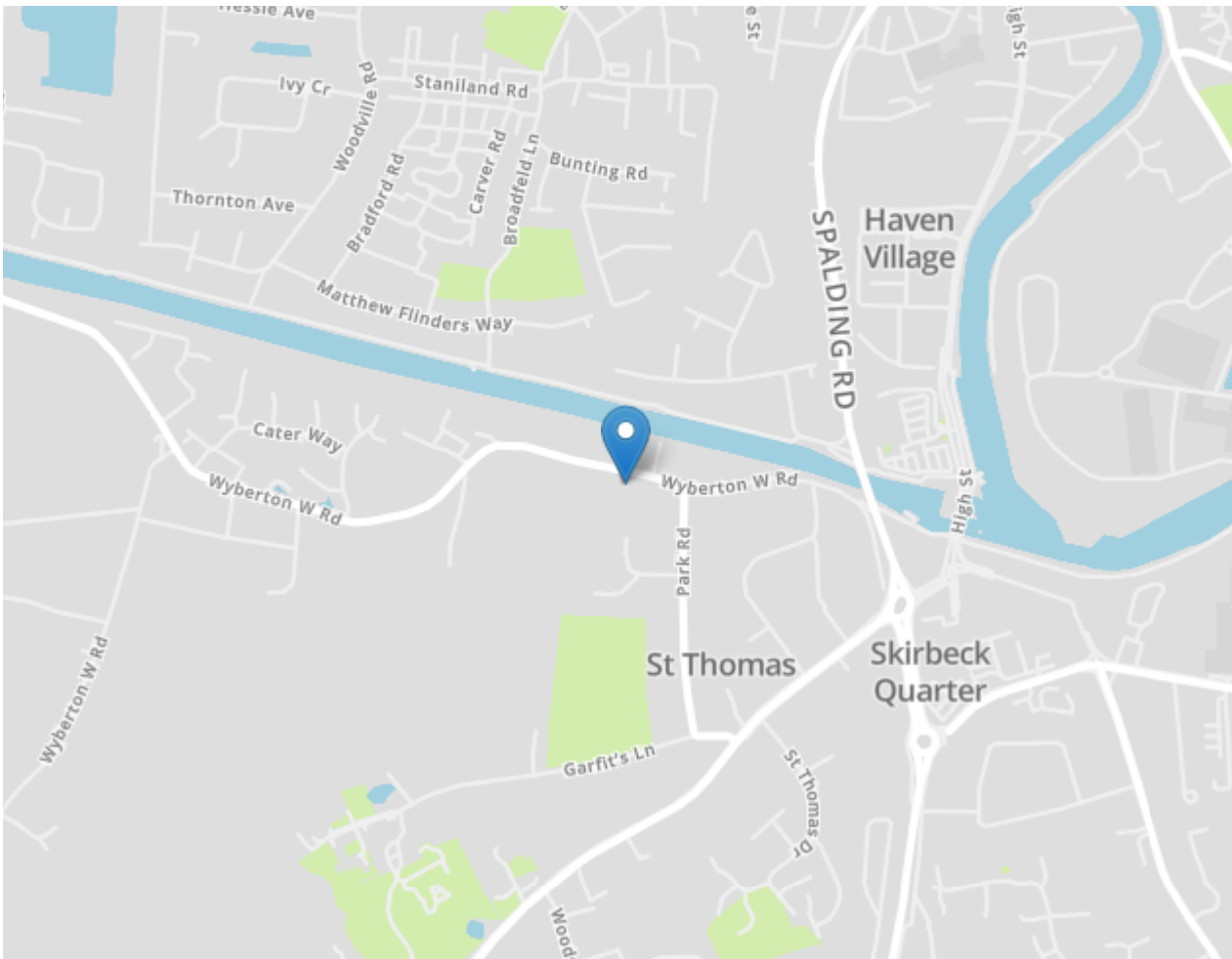
AGENT'S NOTES

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.

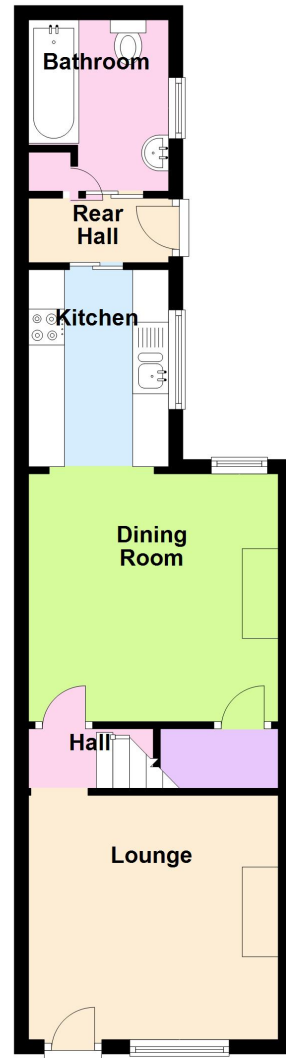
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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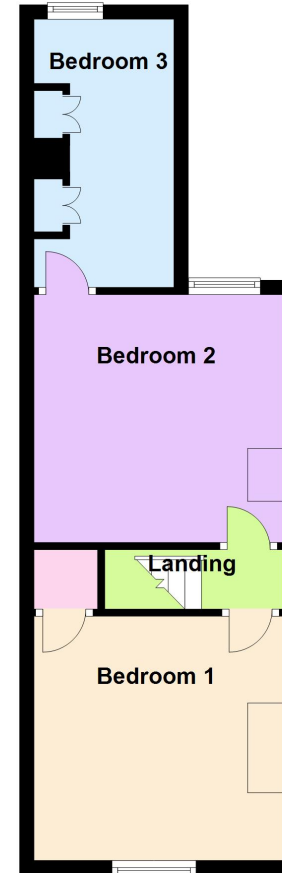
Ground Floor

Approx. 39.8 sq. metres (428.1 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.9 sq. feet)



Total area: approx. 74.7 sq. metres (804.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	