



£139,950

56 Meridian Road, Boston, Lincolnshire PE21 0LZ

SHARMAN BURGESS

56 Meridian Road, Boston, Lincolnshire
PE21 0LZ
£139,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase leading off, radiator, ceiling light point, wall mounted central heating thermostat, built-in cloak cupboard.

LOUNGE

12' 7" (maximum including chimney breast) x 11' 8" (3.84m x 3.56m)

Having window to front elevation, radiator, ceiling light point, additional wall light points, wall mounted electric fire.

A three bedroomed semi-detached property in need of modernisation and improvement and being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, dining room, kitchen, side entrance lobby, three bedrooms to the first floor and a first floor shower room. Further benefits include gas central heating and gardens to the front and rear. PRC Certificate held.



SHARMAN BURGESS



DINING ROOM

8' 8" (maximum) x 8' 4" (maximum) (2.64m x 2.54m)
Having window to rear elevation, radiator, ceiling light point.

KITCHEN

10' 5" (maximum) x 8' 8" (maximum) (3.17m x 2.64m)
Having stainless steel sink and drainer, base level storage units, drawer units and and further wall units, radiator, window to rear elevation, ceiling light point.

SIDE ENTRANCE LOBBY

Having obscure glazed side entrance door, wall mounted electric fuse box, ceiling light point.

FIRST FLOOR LANDING

Having window to side elevation, ceiling light point, access to loft space.

BEDROOM ONE

11' 8" x 13' 3" (maximum including chimney breast and entrance area) (3.56m x 4.04m)
Having window to front elevation, radiator, ceiling light point, wall mounted Atag gas central heating boiler.

BEDROOM TWO

13' 2" (maximum including entrance area) x 9' 0" (4.01m x 2.74m)
Having window to rear elevation, radiator, ceiling light point.

BEDROOM THREE

8' 8" (maximum) x 7' 8" (maximum including stair bulkhead) (2.64m x 2.34m)
Having window to front elevation, radiator, ceiling light point.



**SHARMAN
BURGESS** Est 1996

SHOWER ROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, shower cubicle with wall mounted electric shower within, dual aspect obscure glazed windows, extractor fan, ceiling light point.

EXTERIOR

The property sits on a corner plot, with privet hedging to the front boundary. A pathway leads to the front entrance door and the front garden is laid to sections of lawn. A side access gate leads to a paved hardstanding area which, in turn, leads to the remainder of the garden to the rear, which is predominantly laid to lawn and benefits from paved and gravelled hardstanding areas. The rear garden is fully enclosed by fencing.

AGENTS NOTE

Prospective purchasers should be aware that the property is a PRC home and a copy of the PRC Certificate is held at the Agents office. Prospective purchasers should make relevant enquiries with their mortgage lender/mortgage broker as to their lending criteria on this particular type of property.

SERVICES

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

REFERENCE

13122024/28509573/RIL



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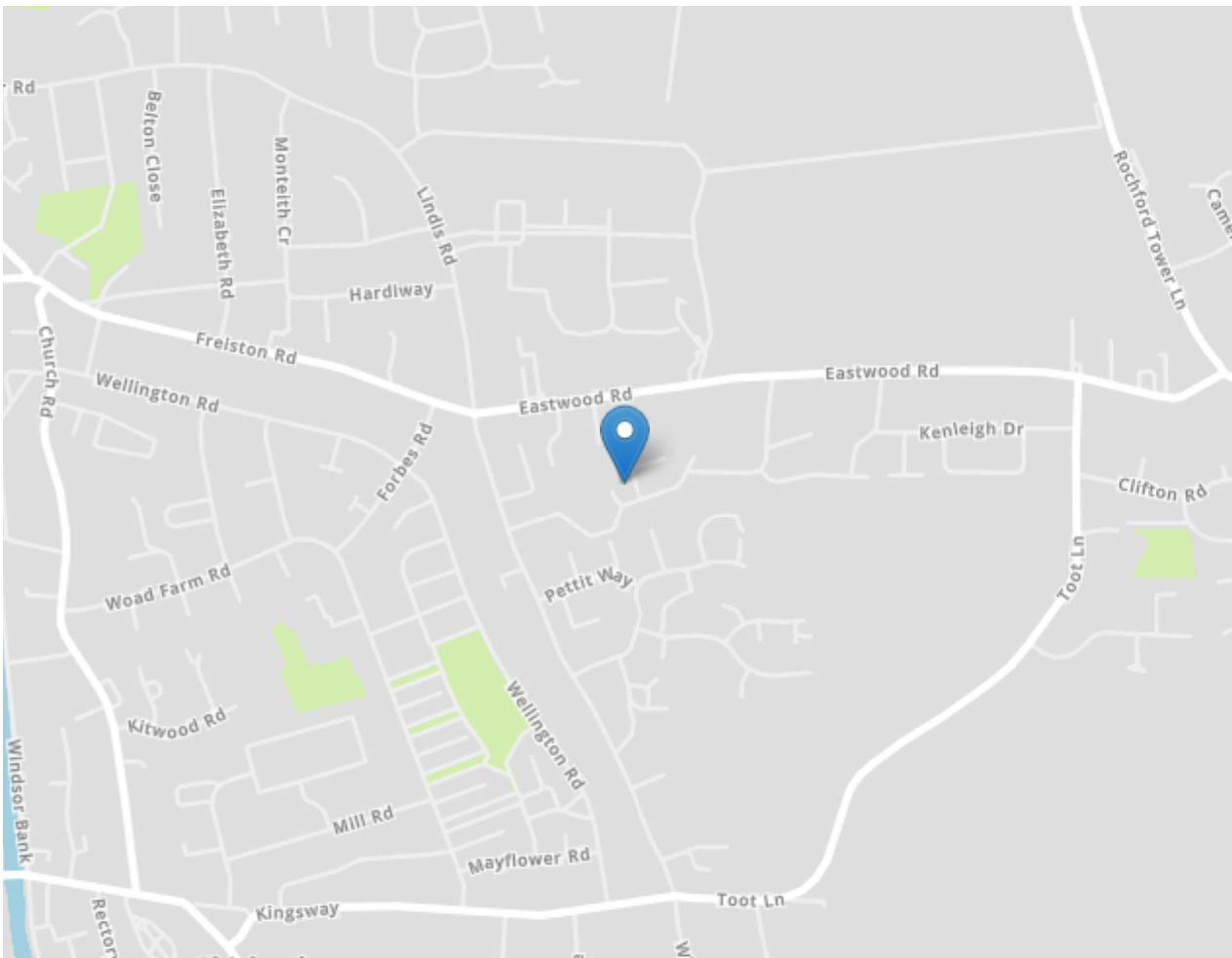
AGENT'S NOTES

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.

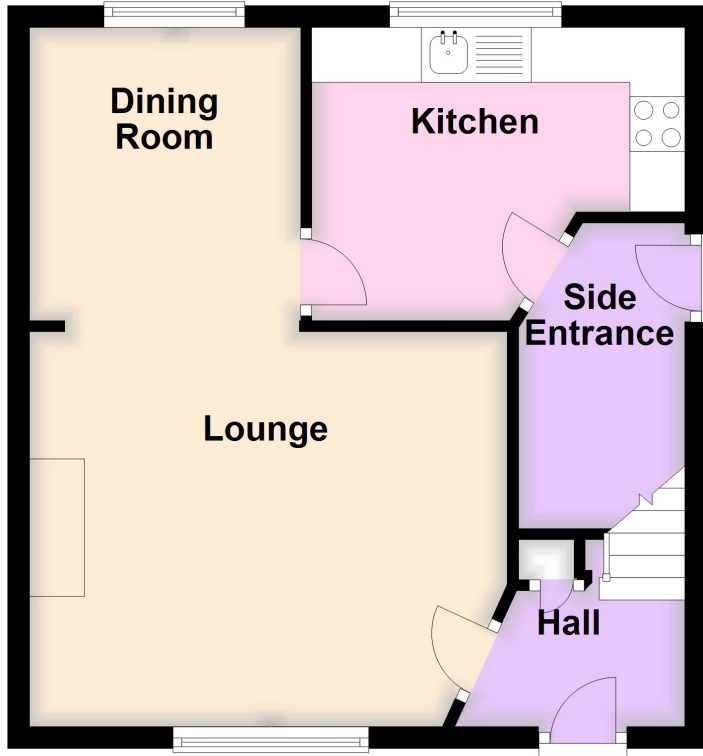
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

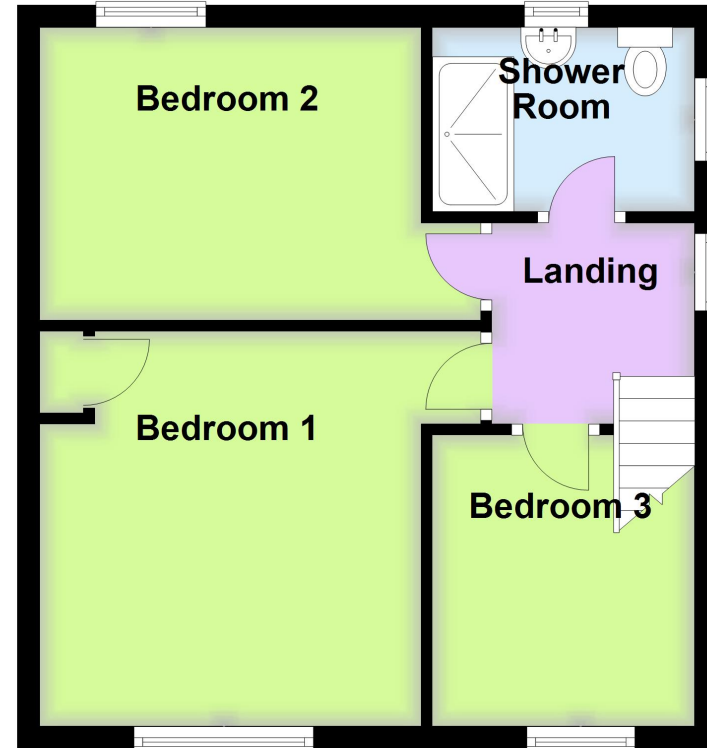
Ground Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



Total area: approx. 75.8 sq. metres (815.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	