



**£84,950**

24 Elizabeth Road, Boston, Lincolnshire PE21 9AS

**SHARMAN BURGESS**



A large first floor flat located close to Boston Town Centre, schools and amenities, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance lobby, hallway, lounge with bay window, kitchen diner, two double bedrooms and a bathroom. Further benefits include gas central heating and garden to the rear. Leasehold.

## ACCOMMODATION

### ENTRANCE LOBBY

Having partially obscure glazed side entrance door, staircase leading to first floor, walk-in storage cupboard, additional cupboard housing the electric fuse box and gas meter.

### FIRST FLOOR LANDING

Having access to loft space, radiator, ceiling light point, wall mounted digital central heating timer.

### LOUNGE

15' 4" x 13' 0" (maximum into bay window) (4.67m x 3.96m)  
Having feature bay window to front elevation, radiator, coved cornice, ceiling light point, ornamental fireplace.

### KITCHEN DINER

13' 8" x 10' 6" (4.17m x 3.20m)  
Having roll edge work surfaces with tiled splashbacks, one and a half bowl sink and drainer with mixer tap, range of wood fronted base level storage units, matching eye level wall units, integrated electric oven and grill, four ring electric hob, plumbing for automatic washing machine, space for fridge freezer, radiator, coved cornice, ceiling light point, boiler cupboard housing the gas combination central heating boiler.

### BEDROOM ONE

15' 5" x 11' 1" (4.70m x 3.38m)

Having window to front elevation, radiator, coved cornice, ceiling light point.

### BEDROOM TWO

11' 4" (maximum) x 10' 5" (3.45m x 3.17m)

Having window to rear elevation, radiator, ceiling light point, built-in double wardrobe with hanging rail within, built-in single linen cupboard with slatted linen shelving within.

### BATHROOM

Having WC, pedestal wash hand basin, corner bath with wall mounted Triton electric shower above, ceiling light point, obscure glazed window to rear elevation, radiator.

### EXTERIOR

The property benefits from a brick built store with fibreglass roof. A doorway leads through to a garden which is enclosed to the majority by a mixture of fencing and hedging.

## AGENTS NOTE

The freeholder is Lincolnshire Housing Partnership. The vendor has informed the agent that there is 88 years remaining on the lease and there is a current ground rent of £10 per annum and an annual service charge, payable at variable rate dependent upon works and improvements carried out by the Lincolnshire Housing Partnership.

## SERVICES

Mains gas, electricity, water and drainage are connected.

## REFERENCE

19012026/29105328/SHA

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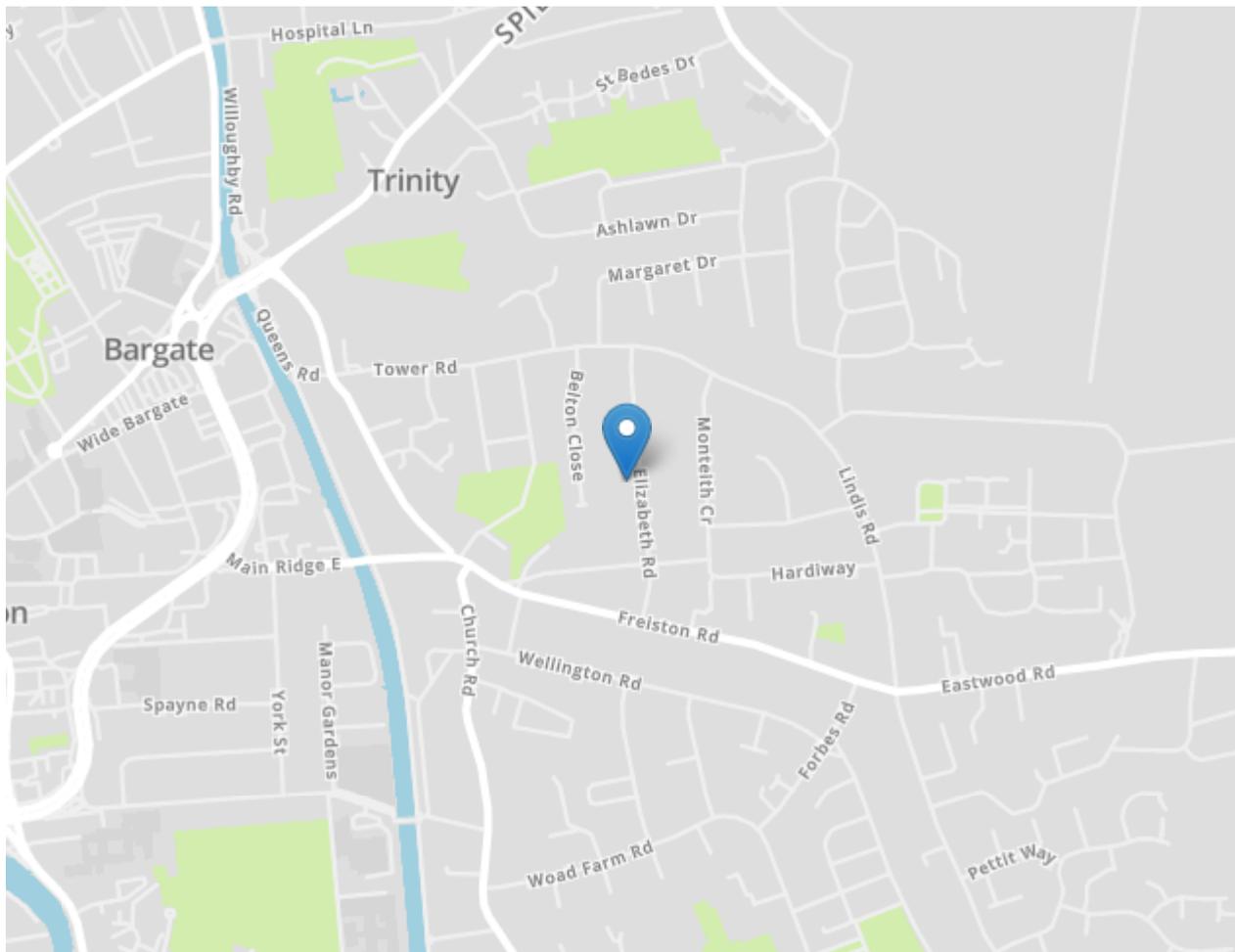
## AGENT'S NOTES

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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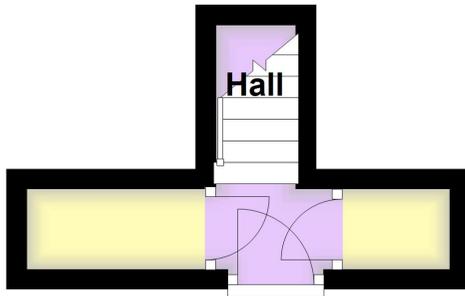
# First Floor

Approx. 71.8 sq. metres (772.8 sq. feet)



# Ground Floor

Approx. 4.8 sq. metres (51.5 sq. feet)



Total area: approx. 76.6 sq. metres (824.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	71	73
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	