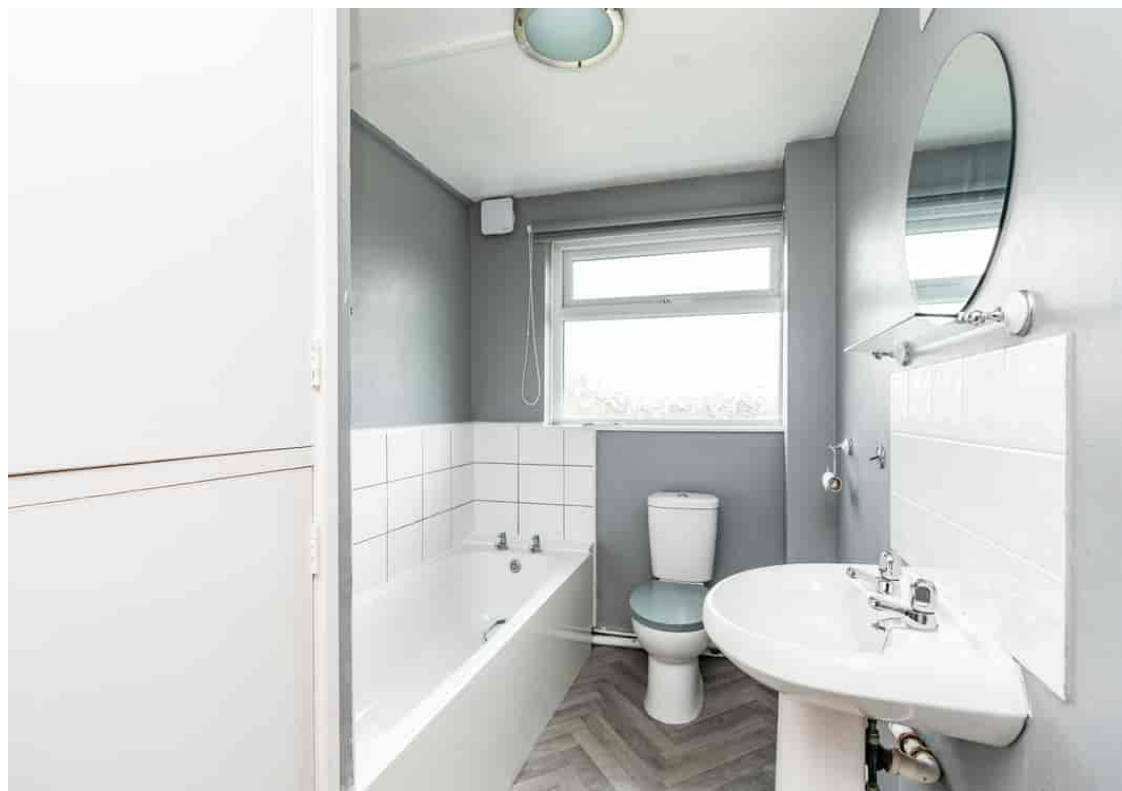




£87,500

27 Clarke Court, Wyberton, Boston, Lincolnshire PE21 7EE

SHARMAN BURGESS





A ground floor property being sold with the advantage of NO ONWARD CHAIN. Entrance lobby, lounge/diner, inner hallway, kitchen, two bedrooms and bathroom. The property also benefits from night storage heating and a single garage within a block.

ACCOMMODATION

ENTRANCE LOBBY

Having partially obscure glazed front entrance door with obscure glazed panel to the side, ceiling light pointing, wall mounted coat hooks and fuse box for the electrics.

LOUNGE/DINER

20' 9" (maximum measurements) x 12' 5" (taken at the widest point) (6.32m x 3.78m)

Two windows to the front aspect, two electric night storage radiators and two ceiling light points.

INNER HALLWAY

Under stairs cupboard providing storage and ceiling light point.

KITCHEN

9' 3" x 8' 9" (2.82m x 2.67m)

Having roll edge work surfaces with tiled splash backs, stainless steel sink and drainer. Base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for electric cooker and ceiling light point.

BEDROOM ONE

11' 0" x 9' 10" (3.35m x 3.00m)

Having a window to the rear aspect, electric night storage radiator and ceiling light point.

BEDROOM TWO

7' 4" x 9' 9" (2.24m x 2.97m)

Having window to the rear aspect, dado rail, ceiling light point, night storage radiator and built in wardrobe with hanging rail and shelving within.

BATHROOM

Having pedestal wash hand basin with tiled splash back, push button wc and panel bath with tiled splash back. Obscure glazed window to the rear aspect, extractor fan, ceiling light point and airing cupboard with hot water tank and slatted linen shelving within.

SINGLE GARAGE

Situated within a nearby block.

AGENTS NOTE

Prospective purchasers should be aware that the property is a leasehold flat with a 999 year lease which commenced in 1983.

A monthly charge of £45.79 per calendar month is payable to Glide Property Management for the maintenance and up keep of unadopted roads, walkways and communal areas.

SERVICES

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

REFERENCE

230725/29314928/CAM

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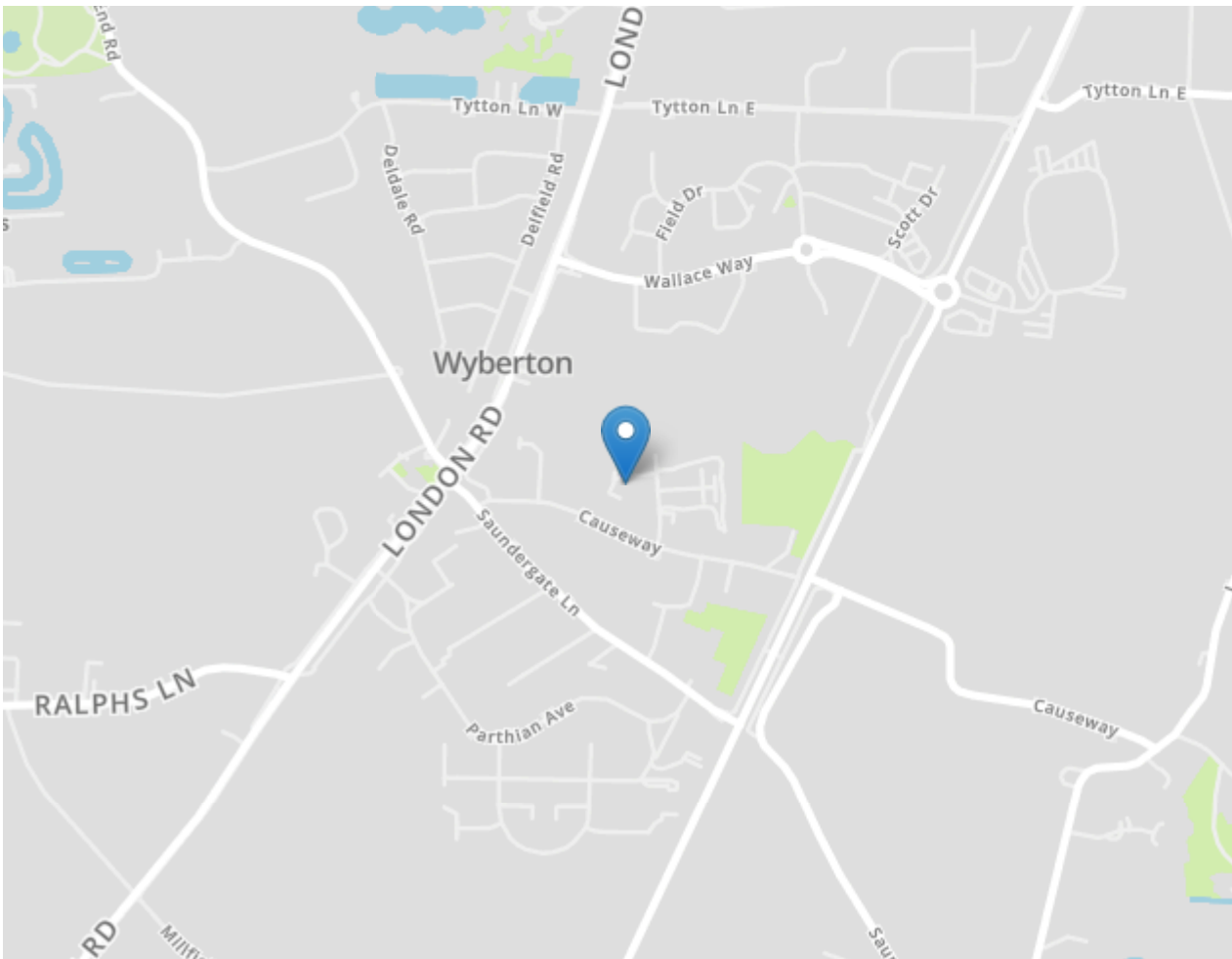
AGENT'S NOTES

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.

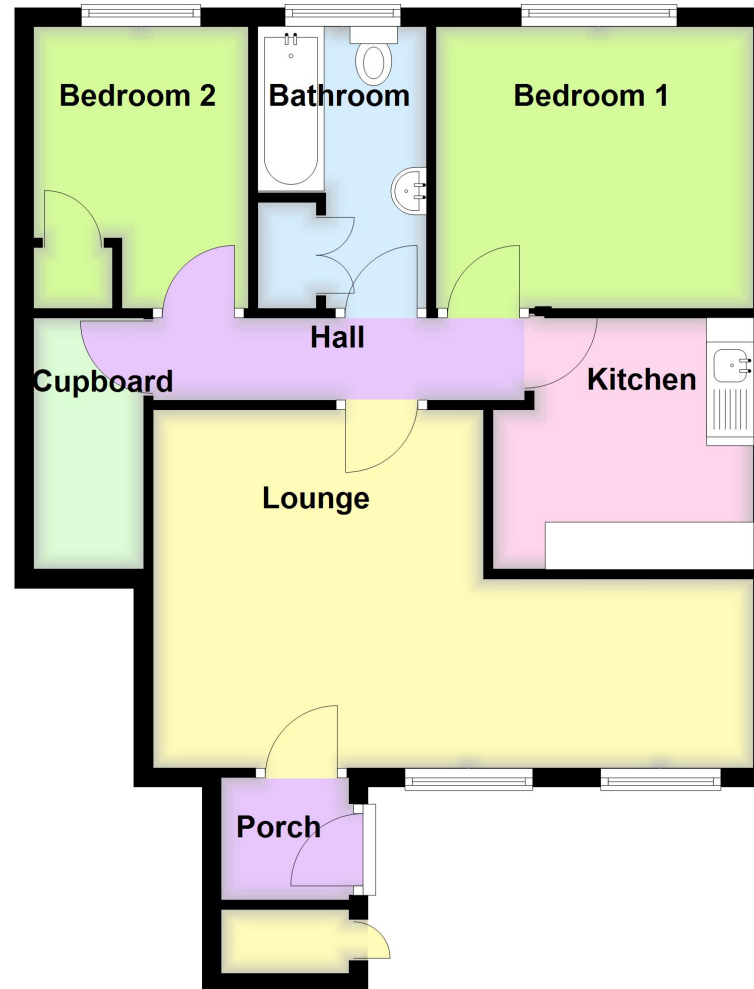
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 59.7 sq. metres (642.8 sq. feet)



Total area: approx. 59.7 sq. metres (642.8 sq. feet)

**SHARMAN
BURGESS** Est 1996

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		