



£125,000

93 Fydell Street, Boston, Lincolnshire PE21 8LG

SHARMAN BURGESS

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PE21 8LG
£125,000 Freehold

ACCOMMODATION

ENTRANCE HALL

Having glazed front entrance door, radiator, staircase leading off.

LOUNGE

13' 11" (maximum to bay window) x 11' 7" (maximum) (4.24m x 3.53m)

Having a timber framed double glazed bay window to front aspect, radiator, TV aerial point, telephone point.

DINING ROOM

11' 10" x 11' 9" (maximum) (3.61m x 3.58m)

Having uPVC double glazed window to rear aspect, radiator, telephone point, TV aerial point, door to: -

A three bedroomed semi detached period property situated within close proximity to Boston Town Centre, bus and train stations and amenities. The property is offered for sale with NO ONWARD CHAIN and benefits from accommodation comprising an entrance hall, lounge, dining room, good sized kitchen, with three bedrooms and a shower room to the first floor. The property also benefits from a good sized rear garden and is an ideal FIRST TIME BUY or BUY TO LET investment opportunity.



SHARMAN BURGESS



KITCHEN

15' 4" x 9' 0" (4.67m x 2.74m)

Being fitted with a range of gloss wall and base level units, areas of work surfaces with tiled splashbacks, inset stainless steel one and a half bowl sink and drainer with mixer tap, space and plumbing for automatic washing machine, integrated oven and electric hob with stainless steel extractor above, radiator, double glazed window to side aspect, wall mounted central heating boiler, under stairs storage cupboard, glazed side entrance door to rear garden.

FIRST FLOOR LANDING

Having over stairs storage cupboard.

BEDROOM ONE

11' 9" x 14' 11" (maximum) (3.58m x 4.55m)

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

BEDROOM TWO

11' 10" x 9' 6" (3.61m x 2.90m)

Having uPVC double glazed window to rear aspect, radiator, telephone point, TV aerial point.

BEDROOM THREE

8' 4" x 9' 0" (2.54m x 2.74m)

Having uPVC double glazed window to rear aspect, radiator, telephone point, TV aerial point.



SHOWER ROOM

Being fitted with a low level WC, pedestal wash hand basin, shower cubicle with wall mounted electric shower within, radiator, splash boarding to walls, extractor fan, uPVC double glazed window to side aspect.

**SHARMAN
BURGESS** Est 1996

EXTERIOR

To the front, the property benefits from a low maintenance gravelled area with two pathways, partially enclosed by brick wall with wrought iron hand gate. One of the pathways extends to the side of the property to gated access leading to the: -

REAR GARDEN

Being initially laid to a concrete courtyard area which houses two timber sheds and leads to the good sized lawned rear garden, with shrub and bush borders and a variety of trees. The rear garden is enclosed by timber fencing. From the courtyard a door leads to an adjoining WC and store room.

SERVICES

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

REFERENCE

22082024/28125638/PRY



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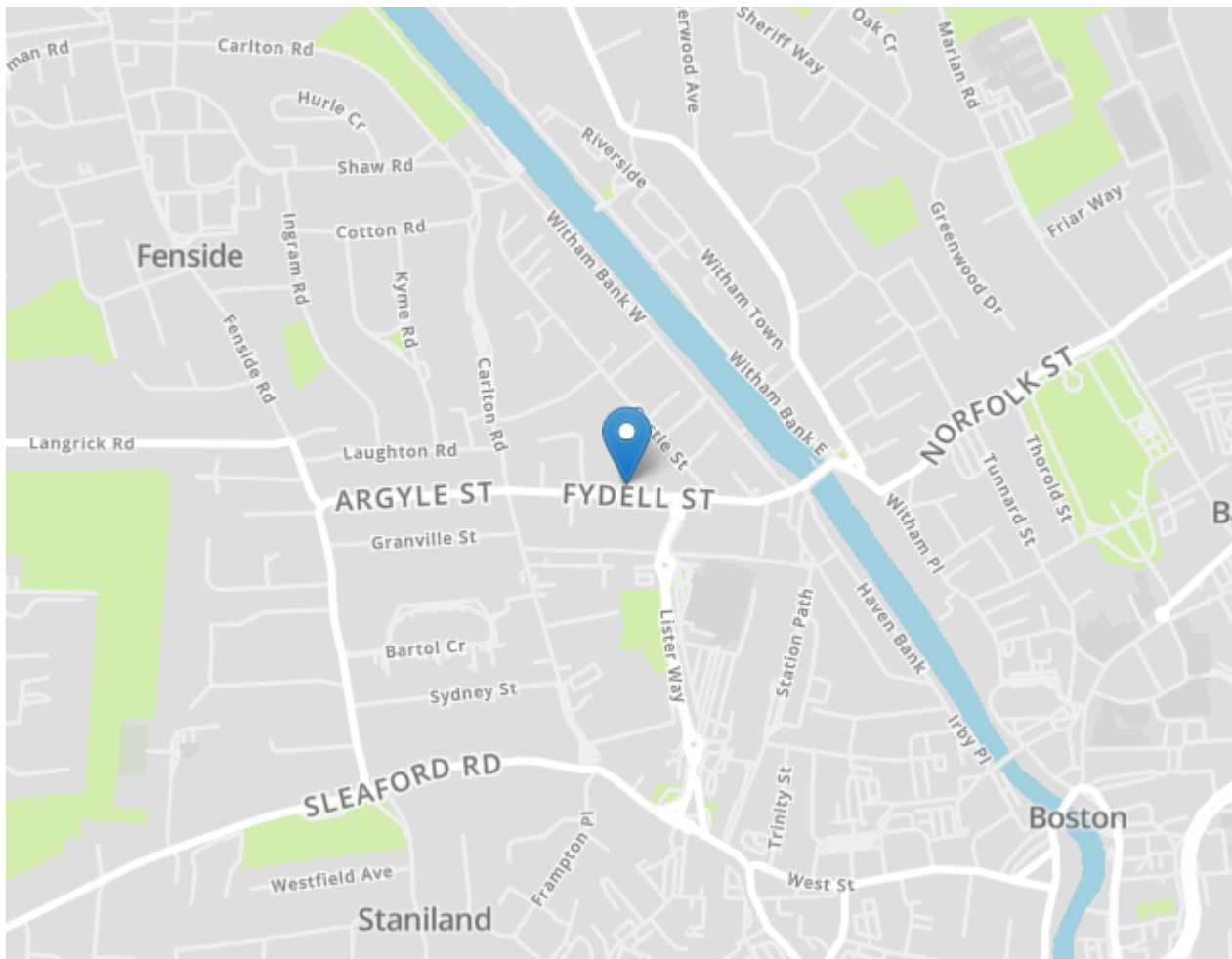
AGENT'S NOTES

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.

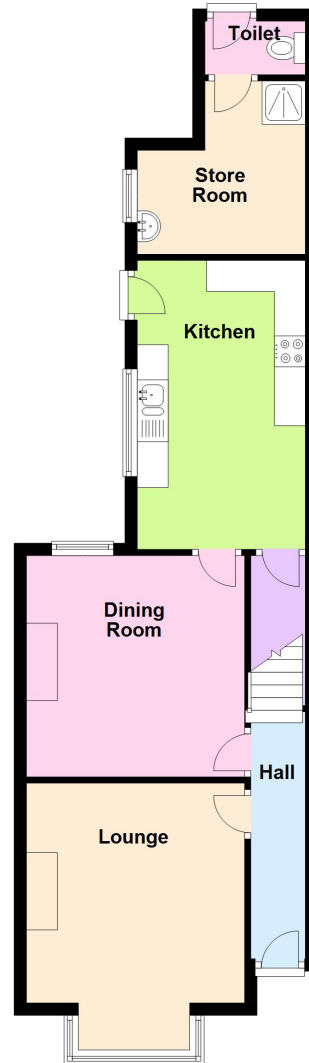
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.

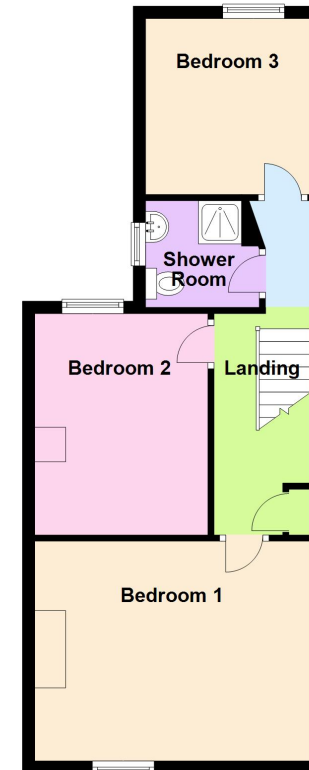


SHARMAN BURGESS

Ground Floor
Approx. 53.9 sq. metres (579.6 sq. feet)



First Floor
Approx. 45.6 sq. metres (491.2 sq. feet)



Total area: approx. 99.5 sq. metres (1070.8 sq. feet)



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	69	81

EU Directive 2002/91/EC