



£89,950

3 Albion Terrace, Boston, Lincolnshire PE21 6QS

SHARMAN BURGESS



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Est 1996

A well presented mid terrace property situated within close proximity to Boston town centre being sold with the advantage of NO ONWARD CHAIN. The accommodation is neutrally presented throughout and comprises of lounge, dining room, kitchen and downstairs bathroom with two bedrooms to the first floor and with the advantage of having an upstairs cloakroom with two piece suite. The property benefits from UPVC double glazing and low maintenance rear yard.

ACCOMMODATION

ENTRANCE LOBBY

Having rear entrance door, tiled floor, ceiling light point and built in airing cupboard with hot water cylinder within.

DOWNSTAIRS BATHROOM

8' 8" x 6' 5" (2.64m x 1.96m)

Comprising a three piece suite with panel bath, wall mounted electric shower, wc, pedestal wash hand basin, tiled floor, extended tiled splash backs, two obscure glazed windows, extractor fan, wall mounted electric warm air heater and ceiling light point.

KITCHEN

10' 4" x 6' 4" (3.15m x 1.93m)

Having roll edge work surfaces with tiled splash backs, inset sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units. Ceiling light point, obscure glazed window to the side aspect, tiled floor and space for twin height fridge/freezer.

DINING ROOM

12' (maximum) x 10' 6" (maximum including staircase to the first floor) (3.66m x 3.20m)

Having wall mounted electric heater, built in cupboard, coved cornice, ceiling light point and French door to the rear yard.

LOUNGE

11' 9"(maximum) x 10' 2" (maximum including chimney breast) (3.58m x 3.10m)

Having a window to the front aspect, wall mounted electric heater, coved cornice, ceiling light point, ornamental fireplace with display mantel above.

FIRST FLOOR LANDING

Having access to the roof space which is fully boarded providing fantastic storage space and served with loft ladder.

BEDROOM ONE

10' 5" (maximum) x 11' 8" (maximum) (3.18m x 3.56m)

Having a window to the front aspect, coved cornice, ceiling light point, wall mounted electric heater, built in wardrobe with hanging rail and shelving within.

BEDROOM TWO

8' 2" (maximum) x 7' 6" (maximum) (2.49m x 2.29m)

Having a window to the rear aspect, wall mounted electric panel heater, coved cornice and ceiling light point.

UPSTAIRS CLOAKROOM

Having a two piece suite with push button wc, pedestal wash hand basin with tiled splash back, tiled floor, ceiling light point and extractor fan.

SERVICES

Mains water, electricity and drainage are connected.

REFERENCE

05022026/29810240/MSI

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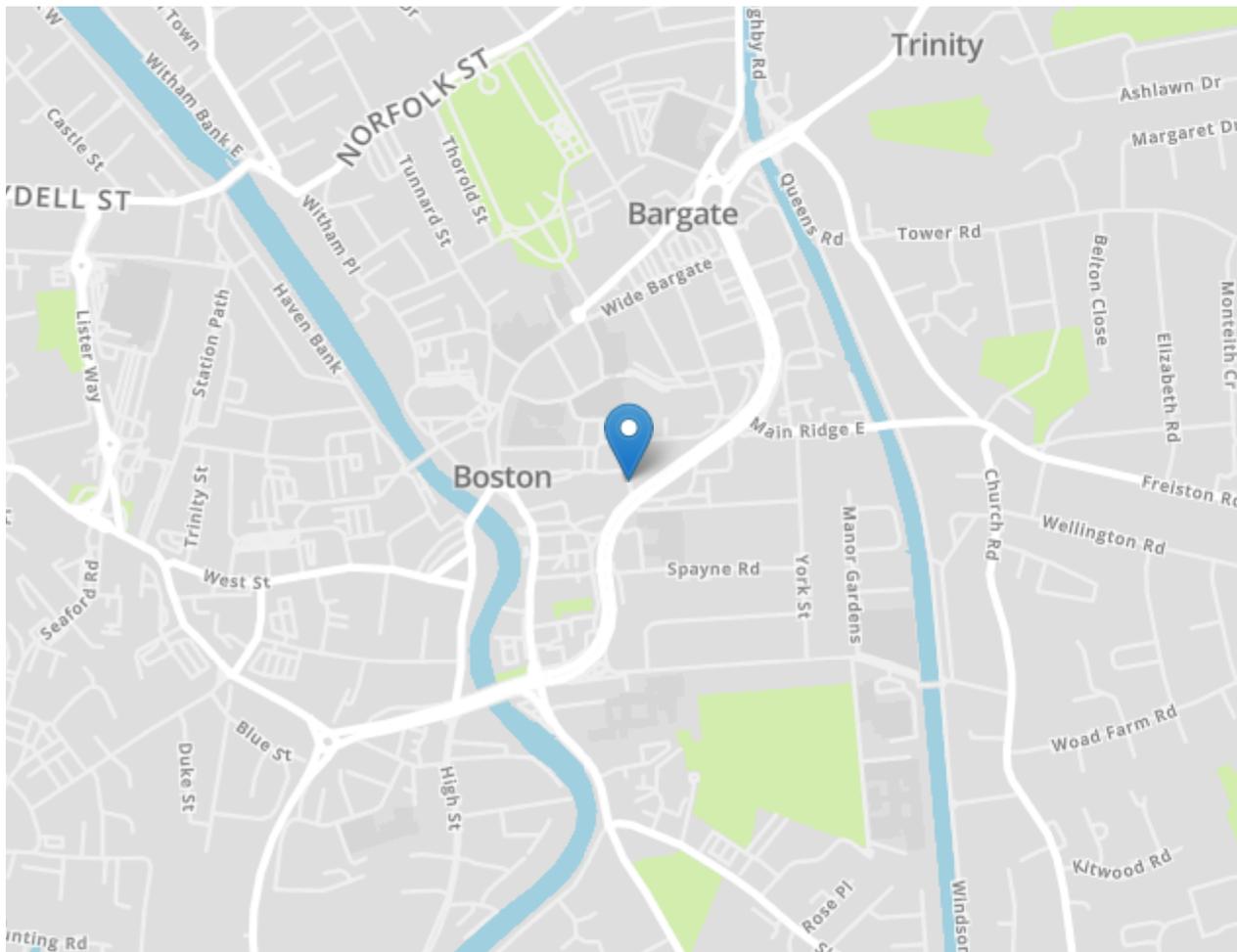
AGENT'S NOTES

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.

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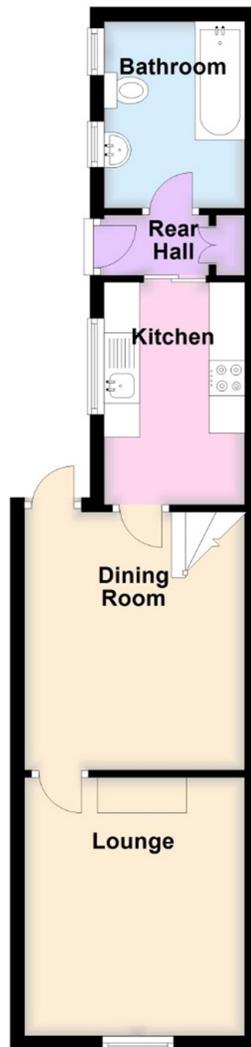
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

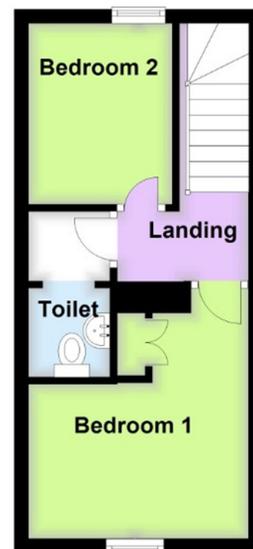


SHARMAN BURGESS

Ground Floor
Approx. 36.7 sq. metres (395.1 sq. feet)



First Floor
Approx. 22.6 sq. metres (243.3 sq. feet)



Total area: approx. 59.3 sq. metres (638.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC