



£163,000

47 Sheriff Way, Boston, Lincolnshire PE21 9EU

SHARMAN BURGESS

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PE21 9EU
£163,000 Freehold

ACCOMMODATION

L-SHAPED HALLWAY

Having a partially obscure glazed side entrance door with obscure glazed side panel, radiator, ceiling light point, access to roof space, built-in boiler cupboard housing the gas combination central heating boiler, built-in cloak cupboard with hanging rail and shelving within.

A two bedroomed semi detached bungalow situated in a highly popular residential location and being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, breakfast kitchen, lounge, two bedrooms and a modern three piece bathroom. The property benefits from a large driveway, car port and garage with electric roller door, gardens to front and rear, gas central heating and uPVC double glazing.



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BREAKFAST KITCHEN

9' 9" x 9' 3" (2.97m x 2.82m)

Having roll edge work surfaces with tiled splashbacks, inset sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for electric cooker, space for standard height fridge or freezer, wall mounted Xpelair extractor fan, coved cornice, ceiling mounted strip light, window to front aspect, radiator.

LOUNGE

16' 1" x 11' 8" (4.90m x 3.56m)

Having window to front aspect, two radiators, coved cornice, ceiling light point, fireplace with space for electric fire, TV aerial point.

BEDROOM ONE

15' 2" (maximum measurement) x 11' 0" (maximum measurement including entrance area) (4.62m x 3.35m)

Having window to rear aspect, radiator, ceiling light point, built-in double wardrobe with hanging rail and shelving within.

BEDROOM TWO

10' 7" (maximum measurement) x 8' 6" (maximum measurement) (3.23m x 2.59m)

Having window to rear aspect, radiator, ceiling light point, built-in double wardrobe with hanging rail and shelving within.



**SHARMAN
BURGESS** Est 1996

BATHROOM

Having a three piece suite comprising a bath with mixer tap and shower attachment and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, push button WC. Extended tiled splashbacks, heated towel rail, ceiling light point, obscure glazed window to side aspect.

EXTERIOR

The property is approached over a good sized driveway which extends to the left hand side of the property and provides ample off road parking as well as vehicular access to the car port and garage beyond. The front garden is laid to shaped lawns with flower and shrub borders.

The good sized rear garden comprises shaped lawned areas with flower and shrubs borders. The garden is enclosed to the majority by fencing. The garden houses a timber garden shed and an approximate 8ft x 6ft greenhouse which are to be included within the sale.

The driveway and rear garden are both served by outside lighting.

GARAGE

17' 7" (maximum measurement) x 8' 6" (maximum measurement) (5.36m x 2.59m)

Having an electric roller door, served by power and lighting.

SERVICES

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

REFERENCE

22012024/26910361/CHA



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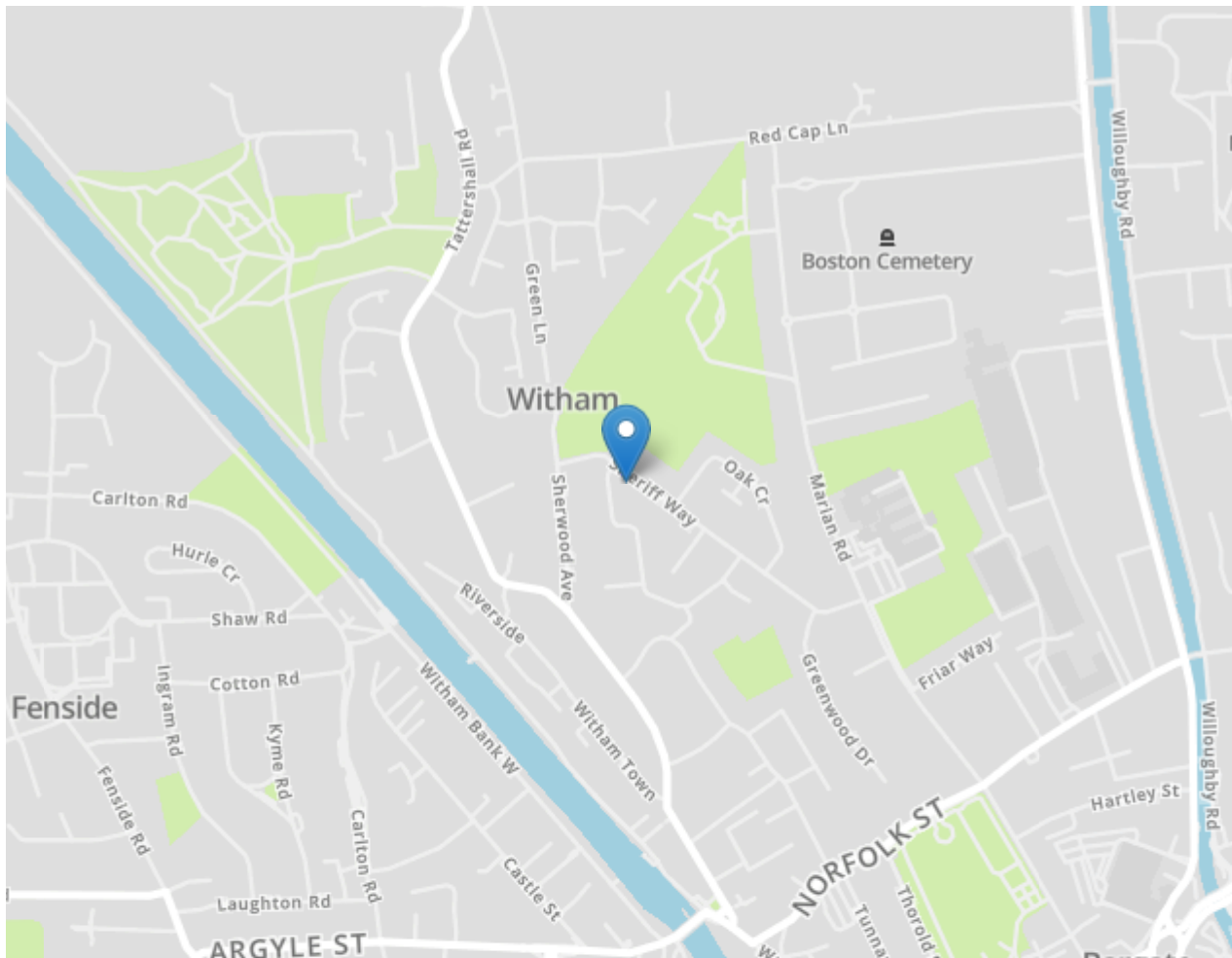
AGENT'S NOTES

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.

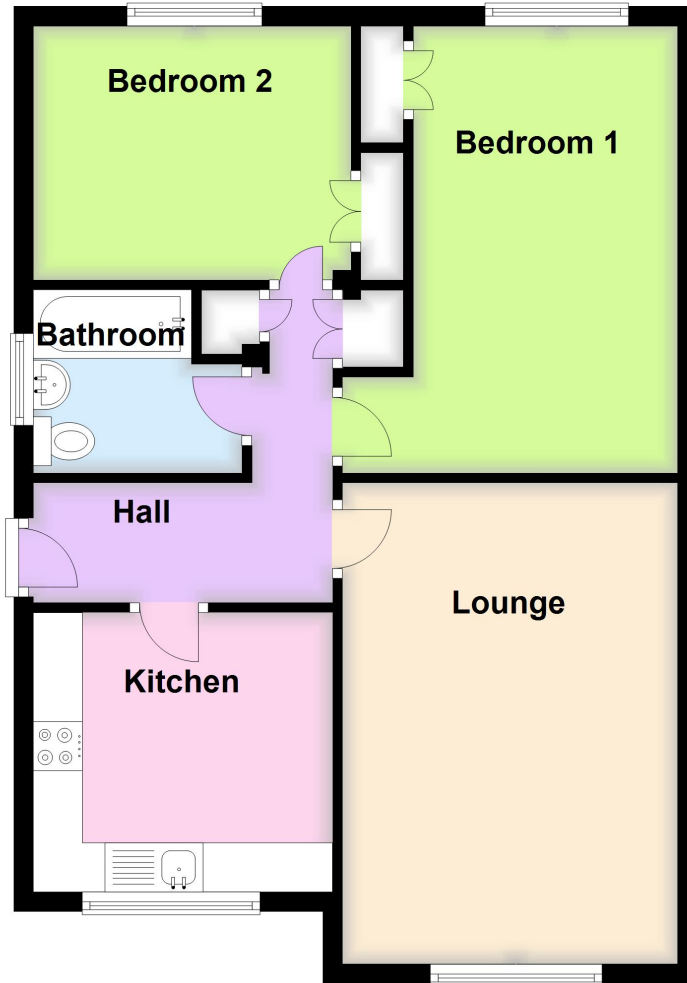
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 61.2 sq. metres (659.2 sq. feet)



Total area: approx. 61.2 sq. metres (659.2 sq. feet)



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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	