



£150,000

1a Coastguard Station, Wash Road, Fosdyke, Boston, Lincolnshire PE20 2DD

SHARMAN BURGESS

**1a Coastguard Station, Wash Road, Fosdyke,
Boston, Lincolnshire PE20 2DD**
£150,000 Freehold

ACCOMMODATION

ENTRANCE LOBBY

Having side entrance door, wall mounted coat hooks, light point, door through to: -

ENTRANCE HALL

Having stairs rising to first floor landing, under stairs storage cupboard, radiator, ceiling light point.

LOUNGE

14' 0" (maximum measurement) x 13' 0" (maximum measurement including chimney breast) (4.27m x 3.96m) Having dual aspect windows to side and rear of the property, ceiling light point with ornamental ceiling rose, log burner with fitted hearth, exposed brickwork inset and display mantle, TV aerial point.

A period property with large gardens and ample off road parking, in need of some modernisation and improvements, but providing fantastic potential for additions, alterations or extensions subject to gaining any necessary planning permissions and consents from the relevant local authorities. Suitable for CASH BUYERS ONLY. Current accommodation comprises an entrance hall, lounge, dining room, conservatory, office/study, kitchen and ground floor cloakroom. To the first floor are three bedrooms arranged off a landing and a family bathroom. The property benefits from oil central heating and is situated on the edge of a village with good access to surrounding A roads.



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DINING ROOM

12'0" (maximum measurement) x 8'4" (measurement taken to chimney breast) (3.66m x 2.54m)

Having radiator, ceiling light point, dado rail, storage to either side of chimney breast with one housing the Wallstar floor mounted oil central heating boiler, ornamental fireplace, telephone point.

CONSERVATORY

18'9" x 9'2" (5.71m x 2.79m)

Of brick and uPVC double glazed construction with polycarbonate roof. French doors leading to rear garden, tiled floor, power, wall mounted lighting.

OFFICE/STUDY

8'8" x 5'8" (2.64m x 1.73m)

Having tiled floor ceiling light point, window to front aspect.

INNER HALLWAY

With window to side aspect, ceiling light point.

GROUND FLOOR CLOAKROOM

With WC, obscure glazed window.

KITCHEN

13'0" x 6'9" (3.96m x 2.06m)

Having roll edge work surfaces, ceramic sink and drainer with mixer tap, range of base level storage units, drawer units and wall units, plumbing for automatic washing machine, space for LPG cooker, two windows to front aspect, ceiling light point, access to roof space.

FIRST FLOOR LANDING

Having window to front aspect, access to roof space, built-in double storage cupboard.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

13'0" (maximum measurement including chimney breast) x 12'0" (3.96m x 3.66m)

Having dual aspect windows to side and rear of the property, radiator, ceiling light point, ornamental fireplace with display mantle.

BEDROOM TWO

12'0" (maximum measurements) x 9'10" (maximum measurement taken into recess) (3.66m x 3.00m)

Having window to rear aspect, radiator, ceiling light point.

BEDROOM THREE

8'9" x 7'7" (2.67m x 2.31m) (both maximum measurements)

Having window to side aspect, ceiling light point.

BATHROOM

Having a three piece suite comprising panelled bath with mixer tap and wall mounted shower above, push button WC, pedestal wash hand basin with mixer tap, heated towel rail, partially obscure glazed window to front aspect, ceiling light point, airing cupboard housing the hot water cylinder.

EXTERIOR

The property is approached over a gravelled driveway which provides ample off road parking and hardstanding. The property benefits from a large plot, with the walled front garden comprising gravelled seating areas and flower and shrub borders. The rear garden is predominantly laid to lawn, with well stocked borders containing flowers, shrubs and trees. The garden is enclosed by a mixture of fencing and hedging and there is paved patio seating area.

DETACHED GARAGE/WORKSHOP

Of timber and corrugated metal construction.

FORMER BAR AREA

Situated at the rear of the garage and served by power and lighting.

SERVICES

Mains electricity and water are connected to the property. Drainage is to a septic tank. Oil fired central heating.

AGENT'S NOTE

The property is suitable for CASH BUYERS ONLY due to a septic tank that does not meet current regulations.

REFERENCE

09022024/26413034/BEN



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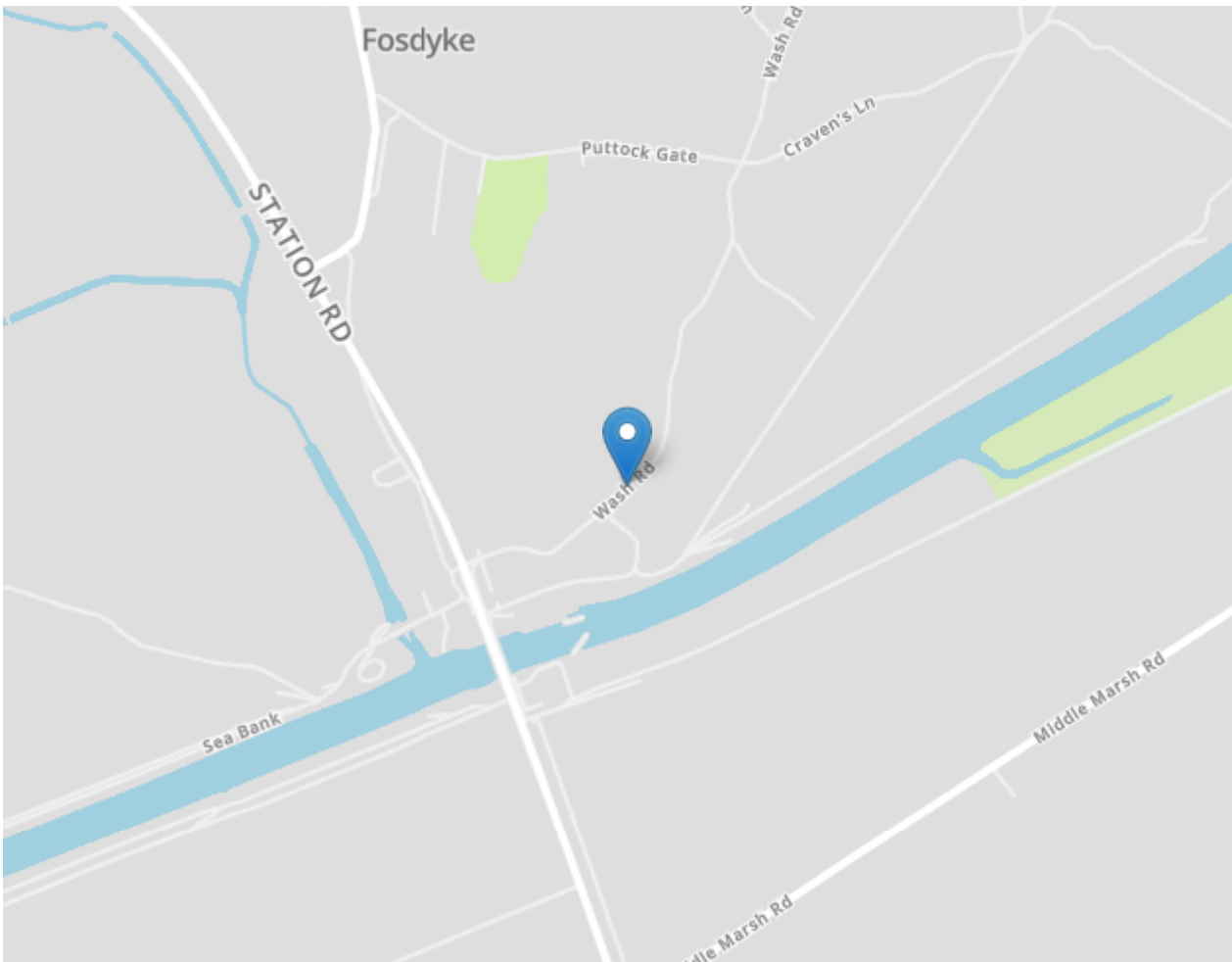
AGENT'S NOTES

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.

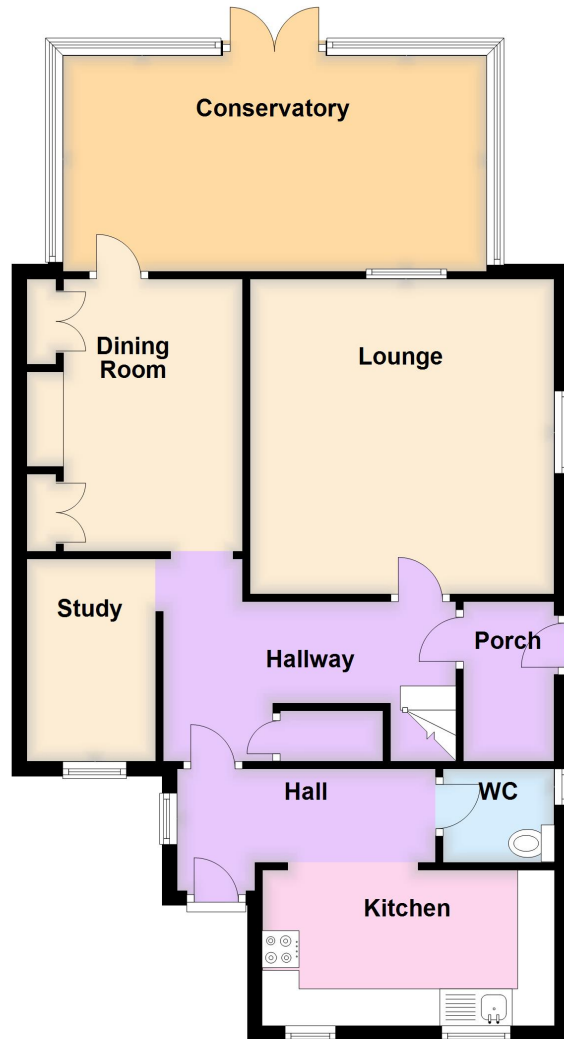
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

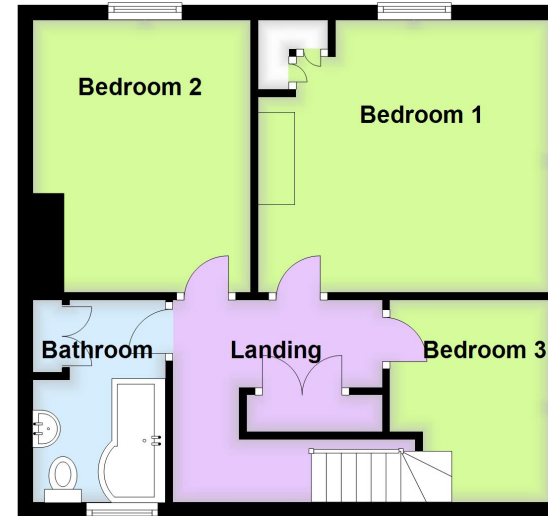


SHARMAN BURGESS

Ground Floor
Approx. 80.3 sq. metres (864.8 sq. feet)



First Floor
Approx. 45.7 sq. metres (492.4 sq. feet)



Total area: approx. 126.1 sq. metres (1357.1 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC