



**£159,950**

202 Wyberton West Road, Boston, Lincolnshire PE21 7JU

**SHARMAN BURGESS**



# SHARMAN BURGESS

Est 1996

A detached three bedroomed bungalow with large south facing garden to the rear and a large garage/workshop measuring approximately 40ft long. Accommodation comprises a large lounge, kitchen, three bedrooms and a generous sized family bathroom. The property requires full modernisation, renovation and improvement. The property is offered for sale with NO ONWARD CHAIN.

## ACCOMMODATION

### ENTRANCE PORCH

With side entrance door, obscure glazing, ceiling light point, wall mounted electric fuse box.

### LOUNGE

28' 1" x 14' 3" (maximum) (8.56m x 4.34m)

With window to side aspect, sliding patio doors to rear aspect, two radiators, two ceiling light points, additional wall light points.

### KITCHEN

14' 4" (maximum) x 9' 7" (maximum) (4.37m x 2.92m)

With roll edge work surfaces with tiled splashbacks, inset one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units, matching eye level wall units, integrated waist height oven and grill, four ring electric hob, plumbing for automatic washing machine, integrated fridge and freezer, floor mounted gas central heating boiler, obscure glazed door to rear aspect, window to rear aspect, ceiling mounted strip light, airing cupboard housing the hot water cylinder and slatted linen shelving within.

### INNER LOBBY

With ceiling light point.

### BEDROOM ONE

10' 9" (maximum) x 13' 2" (maximum) (3.28m x 4.01m)

With window to front aspect, radiator and ceiling light point.

### BEDROOM TWO

11' 0" (maximum) x 10' 8" (maximum) (3.35m x 3.25m)

With window to front aspect, radiator and ceiling light point.

### BEDROOM THREE

7' 3" (maximum) x 8' 8" (maximum) (2.21m x 2.64m)

With window to side aspect, radiator and ceiling light point.

### FAMILY BATHROOM

10' 7" (maximum) x 9' 10" (maximum) (3.23m x 3.00m)

Comprising shower area, wall mounted wash hand basin, WC, bidet, corner bath, fully tiled walls, obscure glazed window, ceiling light point.

### EXTERIOR

To the front, the property benefits from a gravelled driveway which provides off road parking as well as vehicular access to the garage/workshop. There is a low level wall to the front boundary.

### GARAGE/WORKSHOP

17' 5" x 40' 0" (5.31m x 12.19m)

With electric up and over door, dual aspect windows, personnel door leading to the garden.

### REAR GARDEN

The property has a large, approximately south facing rear garden which initially comprises a concrete hardstanding area. The remainder is laid to grassed areas with mature established plants, shrubs and trees.

### AGENTS NOTE

Prospective purchasers wishing to view the property should wear appropriate footwear as the rear garden is overgrown.

### SERVICES

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

### REFERENCE

10072034/27936414/SKI

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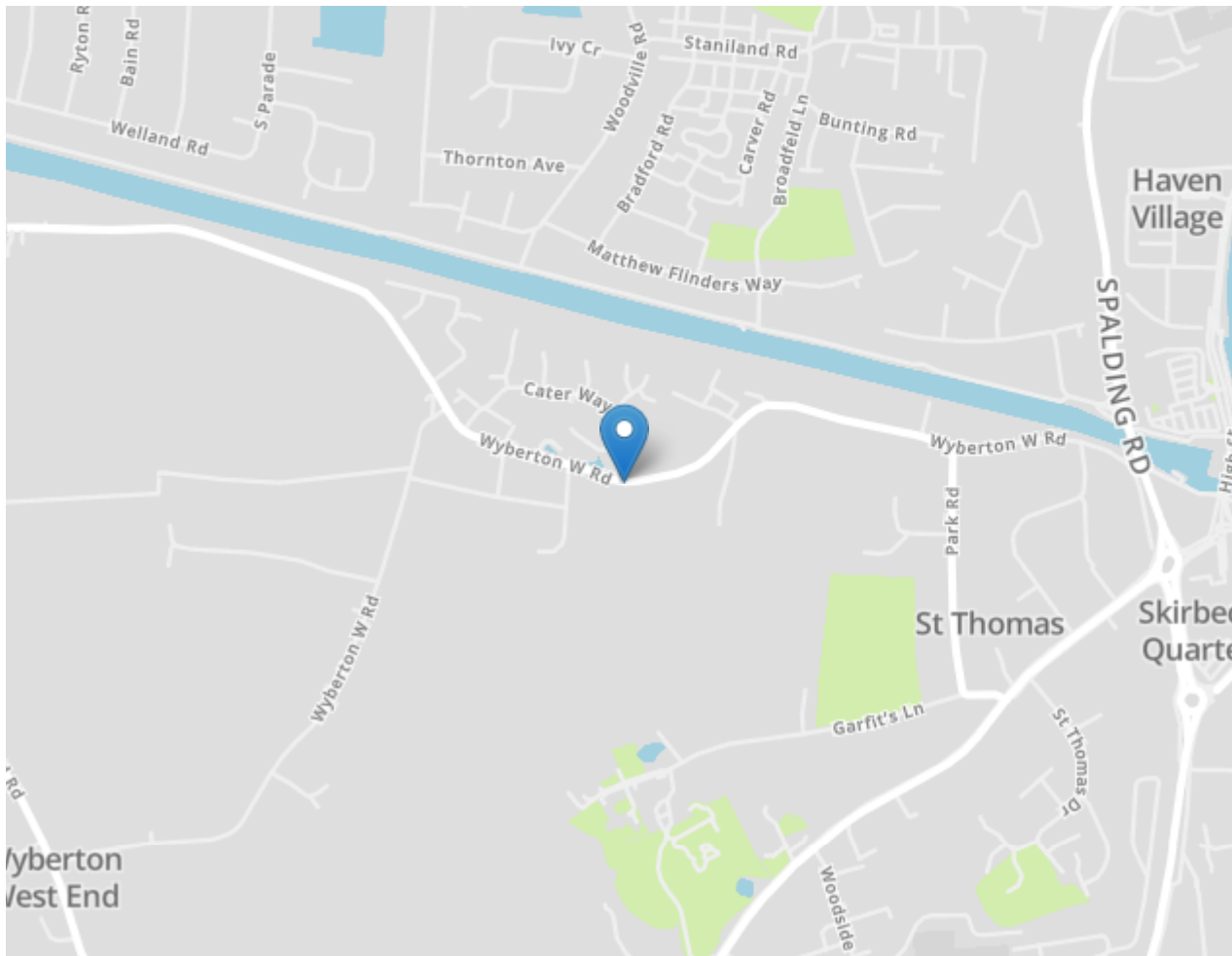
## AGENT'S NOTES

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. 158.2 sq. metres (1703.1 sq. feet)



Total area: approx. 158.2 sq. metres (1703.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	30	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	