



£129,950

65 Windsor Bank, Boston, Lincolnshire PE21 0JA

SHARMAN BURGESS

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PE21 0JA
£129,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having front entrance door, staircase rising to first floor landing, two ceiling light points, under stairs storage cupboard housing the Viessmann gas central heating boiler.

LOUNGE

13' 8" (maximum measurement) x 13' 1" (maximum measurement including chimney breast) (4.17m x 3.99m)

Having window to front aspect, exposed wooden floor, radiator, open fireplace.

A large, end of terrace, period property with large gardens, vehicular access and parking to the rear, with scope and potential to be either a fantastic family home or investment opportunity. Accommodation comprises an entrance hall, lounge, good sized kitchen diner, scullery/utility, ground floor cloakroom, two staircases accessing the floor floor. To the first floor are three bedrooms and a family bathroom, with bedroom three benefitting from its own three piece en-suite shower room. Further benefits include gas central heating and views over the Maud Foster waterway to the front. The property is offered for sale with NO ONWARD CHAIN and suitable for CASH BUYERS ONLY.



SHARMAN BURGESS



KITCHEN DINER

15' 9" (approximate maximum measurement including chimney breast) x 11' 9" (approximate maximum measurement) (4.80m x 3.58m)

Having tiled work surfaces with Belfast style double sink and mixer tap, range of base level storage units, integrated oven and grill, four ring gas hob with illuminated stainless steel fume extractor above, radiator, ceiling light point, space for twin height fridge freezer, window to rear aspect, tiled flooring built-in recessed larder style unit to the left hand side of chimney breast providing additional storage space. Steps leading to: -

UTILITY AREA/SCULLERY

11' 10" (maximum measurement) x 10' 6" (maximum measurement) (3.61m x 3.20m)

Having tiled work surface, Belfast style sink, base level storage units, tiled flooring, window to side aspect, ceiling mounted lighting, radiator, wall mounted extractor fan, glazed door leading to the rear garden.

REAR HALL AREA

With secondary return staircase leading to the first floor, window, radiator, tiled flooring, wall mounted coat hooks.

GROUND FLOOR CLOAKROOM

Having a two piece suite comprising WC and wash basin with tiled splashback. Ceiling light point, tiled flooring.

FIRST FLOOR LANDING

With main staircase rising from the entrance hall, window to side aspect, ceiling light point.

BEDROOM ONE

15' 5" (maximum measurement including chimney breast and built-in wardrobes) x 13' 8" (maximum measurement) (4.70m x 4.17m)

Having window to front, radiator, wall mounted lighting, built-in wardrobes with hanging rails and shelving within.



BEDROOM TWO

17' 5" (maximum measurement) x 11' 9" (maximum measurement) (5.31m x 3.58m)

Having window to rear aspect, radiator, ceiling light point, wall mounted lighting, corner sink with tiled splashback. Historically there has been access from this room leading to the remainder of the first floor, currently accessed from the secondary staircase, which could be reinstated by potential purchasers if required.

BATHROOM

Having a three piece suite comprising bath with mixer tap and hand held shower attachment and additional wall mounted shower above, wash hand basin with vanity unit, WC. Window to front aspect, radiator, wall mounted lighting, wall mounted electric heater.

SECONDARY STAIRCASE & BEDROOM THREE LANDING AREA

With staircase rising from rear hall area, window to rear aspect, wall light point.

BEDROOM THREE

10' 6" (maximum measurement including chimney breast) x 9' 5" (maximum measurement) (3.20m x 2.87m)

Having window to side aspect, radiator, wall light point.

EN-SUITE SHOWER ROOM

Having a three piece suite comprising shower cubicle with wall mounted mains fed shower within, pedestal wash hand basin, WC. Window to rear aspect, tiled flooring, extractor fan, wall light point, airing cupboard housing the hot water cylinder within.

EXTERIOR

To the front, the property has pedestrian access from Windsor Bank with pathway leading to the front entrance door. The front garden enjoys views over the Maud Foster waterway beyond. Access continues to the left hand side of the property with a gate leading to the rear garden.

The property benefits from vehicular access from Bradshaws Terrace, with gated access leading to large gravelled area which provides ample off road parking and hardstanding for numerous vehicles. A low level fence leads to the remainder of the rear garden which initially comprises a further gravelled hardstanding area which could allow for the provision of additional parking if required. The rear garden is much larger than you would expect to find with the majority of town houses, is mature in nature and comprises lawned sections with well stocked flower and shrub borders and is interspersed with a variety of trees. The garden is enclosed by a mixture of fencing and hedging and is served by external tap and lighting.

Adjoining the immediate rear of the property are two former coal stores and a larger brick and tiled storage shed, which is served by power.

SERVICES

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

REFERENCE

26740543/03102023/BOS



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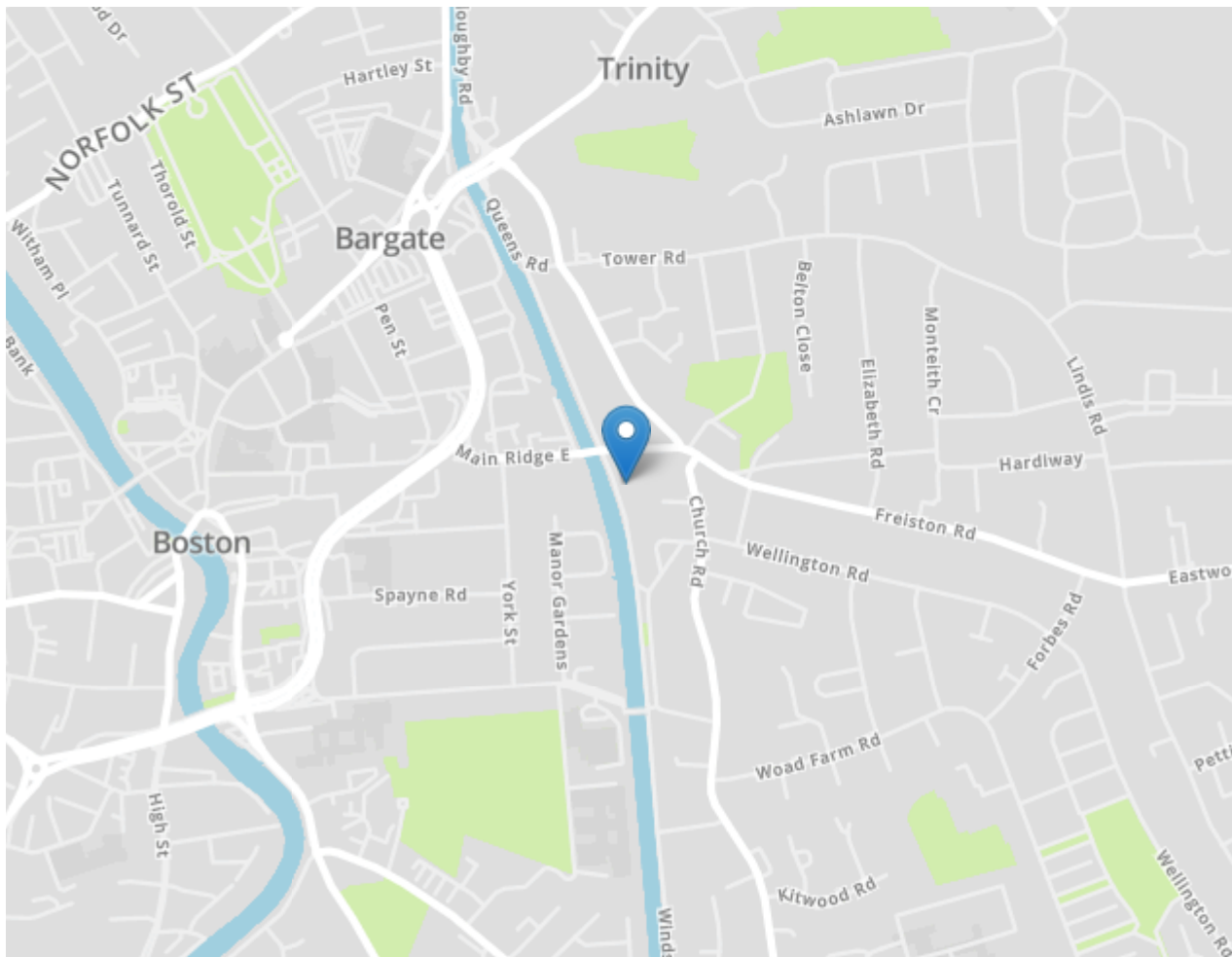
AGENT'S NOTES

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.

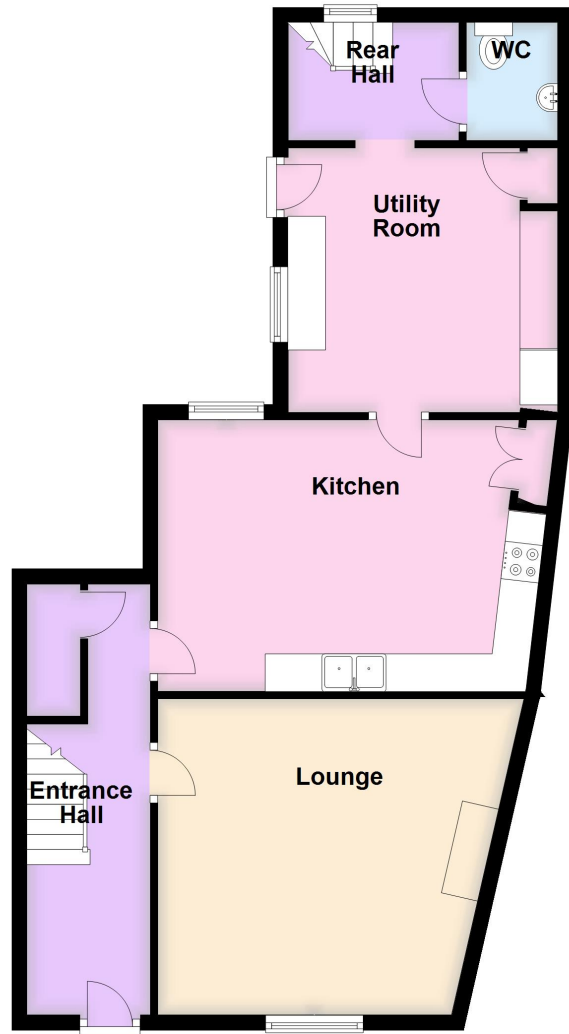
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services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

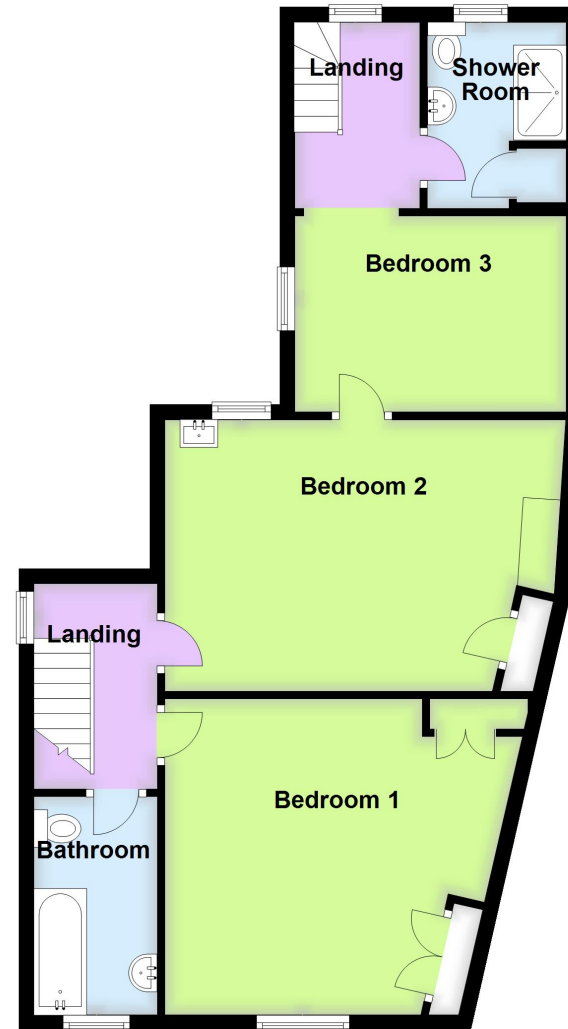


SHARMAN BURGESS

Ground Floor
Approx. 66.0 sq. metres (710.2 sq. feet)



First Floor
Approx. 66.4 sq. metres (714.6 sq. feet)



Total area: approx. 132.4 sq. metres (1424.8 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		70
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	