



£160,000

8 Brewster Road, Boston, Lincolnshire PE21 0DY

SHARMAN BURGESS

**8 Brewster Road, Boston, Lincolnshire
PE21 0DY
£160,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

With double glazed front entrance door, staircase leading off.

LOUNGE

16' 10" x 10' 11" (excluding bay window) (5.13m x 3.33m)

With double glazed window to front aspect, bay window to side aspect, coved cornice, fireplace with electric fire and marble surround, TV aerial point, radiator.

GROUND FLOOR CLOAKROOM

Being fitted with a low level WC, wall mounted wash hand basin with tiled splashback, tiled flooring, radiator, double glazed window to front aspect.

A good sized two bedroomed semi-detached property situated on a corner plot close to Boston Town Centre, offering extensive off road parking. Ideal First Time Buy or Buy to Let Investment property. Accommodation comprises an entrance hall, lounge, kitchen diner, ground floor cloakroom, two bedrooms to the first floor and a three piece bathroom. Further benefits include a driveway with ample parking and enclosed gardens.



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L-SHAPED KITCHEN DINER

16' 10" (maximum) x 14' 11" (maximum) (5.13m x 4.55m)
 Being fitted with a range of wall and base level units, areas of work surface, stainless steel one and a half bowl sink and drainer with mixer tap, integrated double oven, integrated electric hob with stainless steel extractor above, tiled flooring, partly tiled walls, double glazed window to side aspect, double glazed sliding patio doors through to the conservatory, coved cornice, ceiling recessed spotlights, radiator, under stairs storage cupboard.

CONSERVATORY

10' 2" x 9' 10" (3.10m x 3.00m)
 Of uPVC construction with polycarbonate roof. With tiled flooring, radiator, double glazed windows to front, side and rear aspects, double glazed patio doors leading to the side garden.

FIRST FLOOR LANDING

With stairs rising from entrance hall, radiator, double glazed window to front aspect.

BEDROOM ONE

10' 11" x 14' 9" (taken to wardrobes) (3.33m x 4.50m)
 With double glazed window to side aspect, range of fitted wardrobes to one wall, radiator, TV aerial point.

BEDROOM TWO

11' 10" x 8' 8" (3.61m x 2.64m)
 With two double glazed windows to side aspect, telephone connection point, built-in wardrobe, radiator.



**SHARMAN
BURGESS** Est 1996

BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and wall mounted mains fed shower above and fitted shower screen, low level WC, wash hand basin inset to vanity unit, splash boarding to walls, heated towel rail, double glazed window to side aspect, electric shaver point, extractor fan.

EXTERIOR

To the front of the property is a good sized gravelled driveway which provides off road parking for numerous vehicles. Gated access leads to the side garden which is predominantly laid to lawn and fully enclosed by timber fencing. The remaining side garden is also laid to lawn and is enclosed by timber fencing and hedging.

SERVICES

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

REFERENCE

31052024/27802008/GAR



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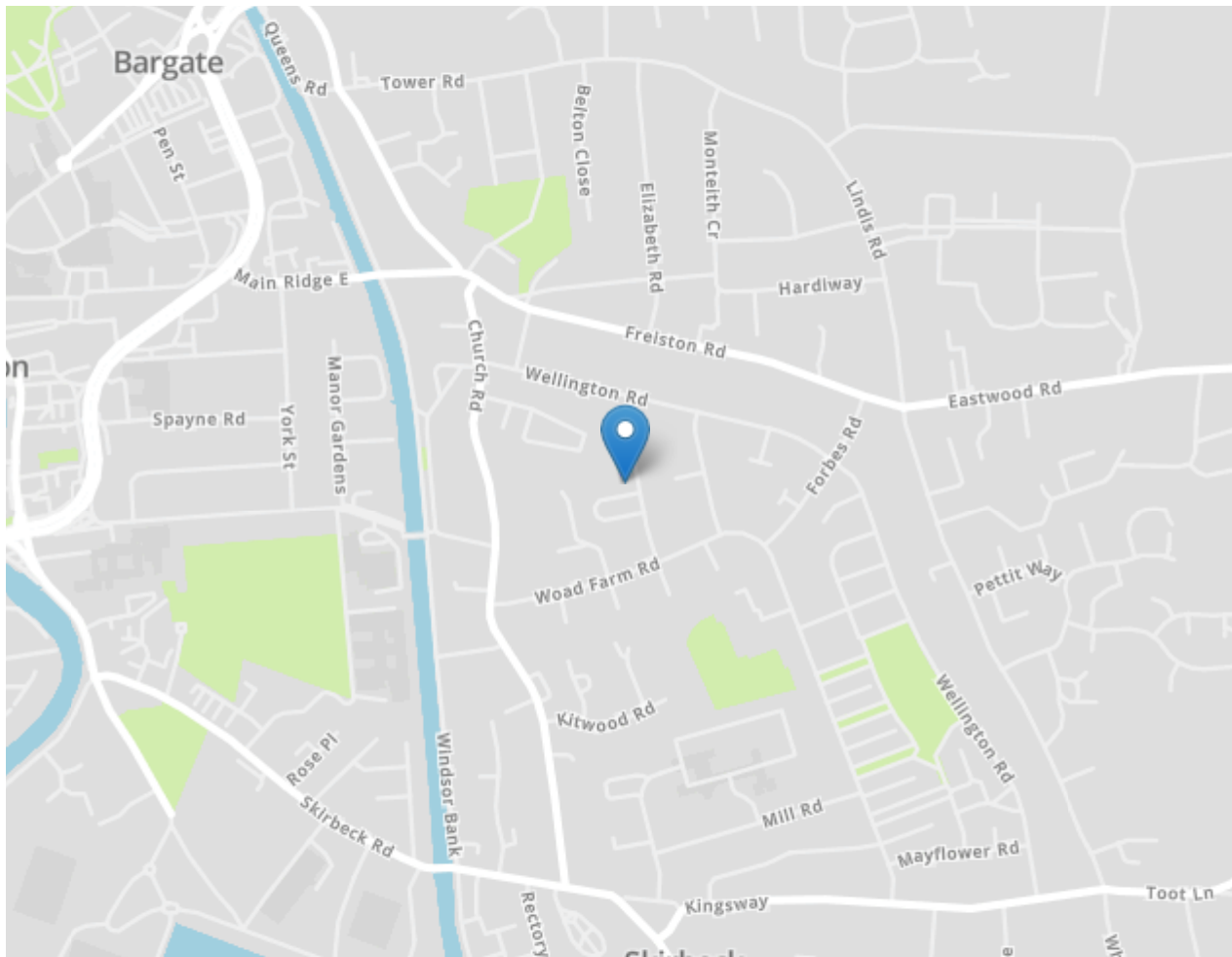
AGENT'S NOTES

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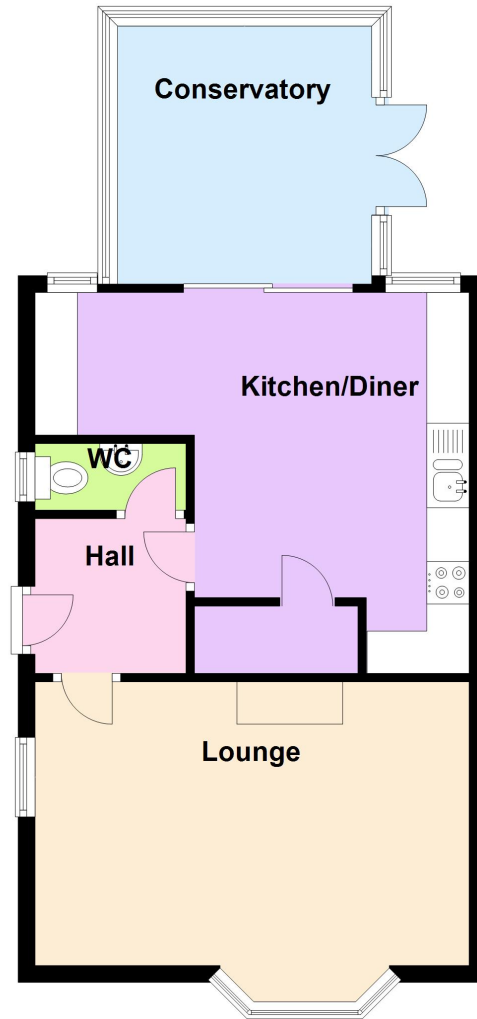
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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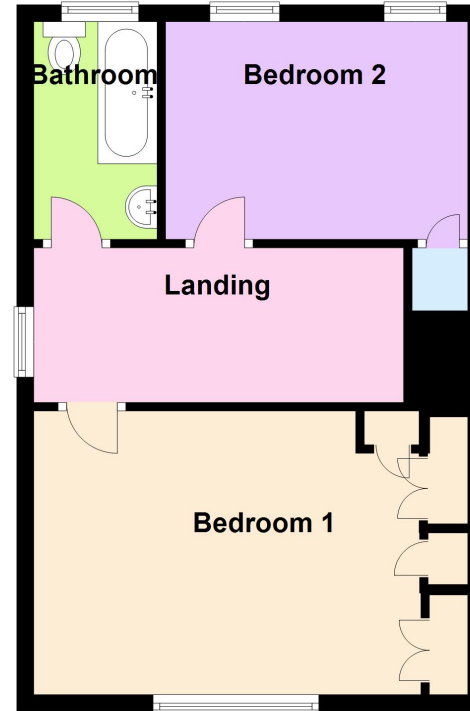
Ground Floor

Approx. 50.5 sq. metres (543.6 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.1 sq. feet)



Total area: approx. 91.3 sq. metres (982.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	66	
(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	