



£169,950

72 Cherry Walk, Boston, Lincolnshire PE21 8AZ

SHARMAN BURGESS

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PE21 8AZ
£169,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door with obscure glazed side panel, staircase leading off, under stairs storage cupboard, radiator, coved cornice, ceiling light point.

LOUNGE

11' 10" (maximum) x 11' 0" (maximum) (3.61m x 3.35m)
Having window to front elevation, coved cornice, ceiling light point, gas fireplace (installed November 2023) with fitted hearth and display surround.

A semi-detached property situated in a highly sought after residential location, in need of a little updating but offering great scope and potential. Accommodation comprises an entrance hall, lounge, open plan kitchen diner, three bedrooms and a bathroom. Further benefits include a driveway, garage with workshop, good sized garden to the rear and gas central heating (boiler installed December 2022). Being offered for sale with NO ONWARD CHAIN.



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KITCHEN DINER

17' 3" (maximum) x 9' 7" (maximum) (5.26m x 2.92m)

Having counter tops with inset sink and drainer with mixer tap, range of base level storage units with corner display shelving, drawer units, matching eye level wall units with corner display shelving, space for electric cooker with wall mounted extractor fan above, plumbing for washing machine, space for standard height fridge or freezer, radiator, ceiling mounted lighting, two windows to rear elevation, obscure glazed entrance door.

FIRST FLOOR LANDING

With staircase rising from entrance hall, window to side elevation.

BEDROOM ONE

10' 10" (maximum) x 11' 0" (maximum) (3.30m x 3.35m)

Having window to front elevation, radiator, ceiling light point.

BEDROOM TWO

10' 9" (maximum) x 10' 10" (maximum) (3.28m x 3.30m)

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

BEDROOM THREE

6' 3" (maximum) x 6' 0" (maximum) (1.91m x 1.83m)

Having window to front elevation, radiator, ceiling light point.

FAMILY BATHROOM

Being fitted with a three piece suite comprising WC, pedestal wash basin, panelled bath with mixer tap and shower attachment and fitted shower screen, extended tiled splashbacks, ceiling light point, obscure glazed window to rear elevation.



**SHARMAN
BURGESS** Est 1996

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a driveway which provides off road parking as well as vehicular access to the garage. There is also a lawned front garden and low level brick wall to the front boundary.

GARAGE

17' 3" (maximum) x 8' 5" (5.26m x 2.57m)

Having up and over door, served by power and lighting, personnel door to garden.

WORKSHOP

Situated to the rear of the garage. Having personnel door to garden.

ADJOINING WC

Having wash hand basin and WC within.

REAR GARDEN

Being predominantly laid to lawn with flower and shrub borders. The garden also houses storage sheds toward the rear. The garden is enclosed to the majority by fencing and served by an outside light.

SERVICES

Mains gas, electricity, water and drainage are connected to the property. Viessmann gas central heating boiler installed December 2022.

REFERENCE

19102024/28319365/HOY



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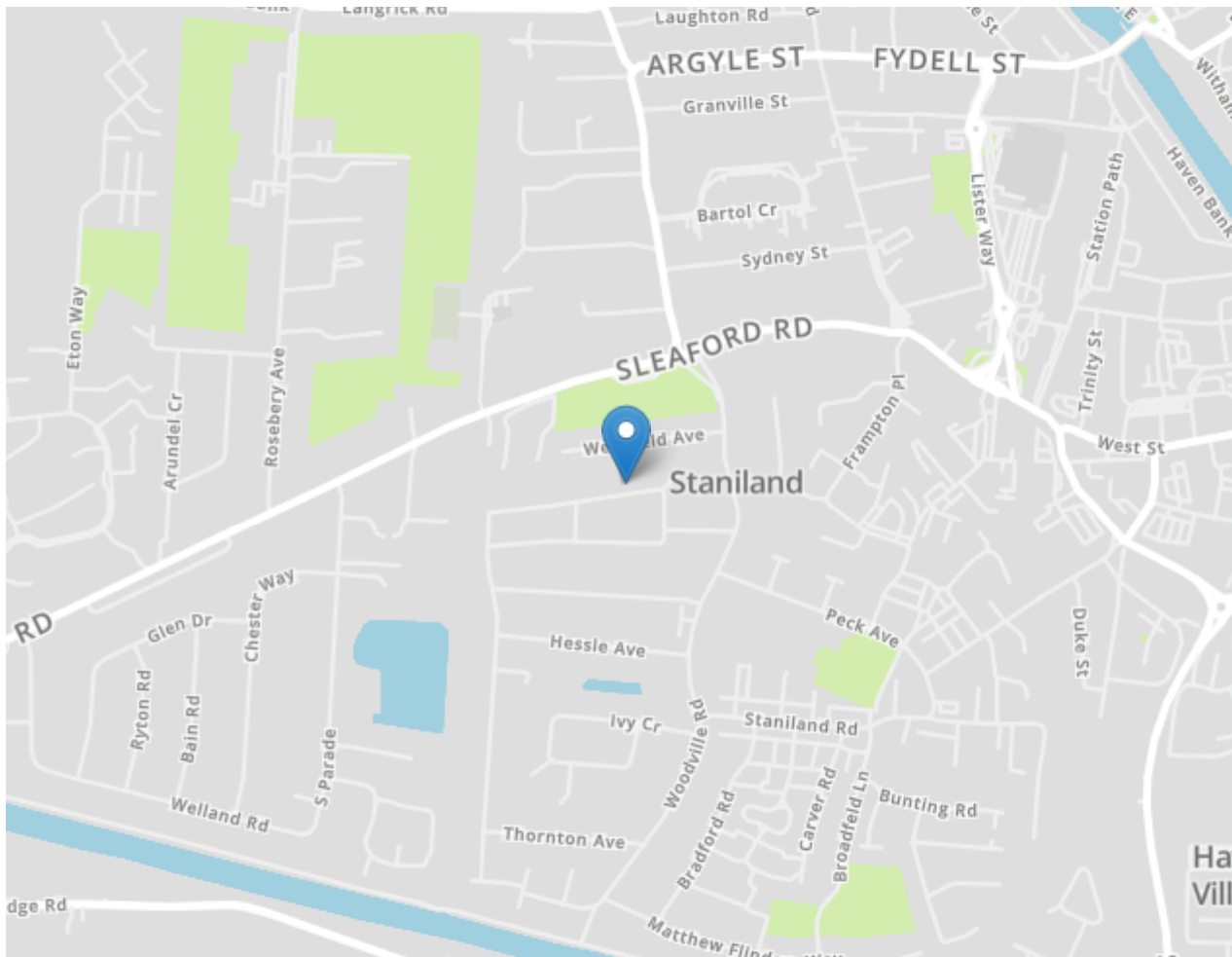
AGENT'S NOTES

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.

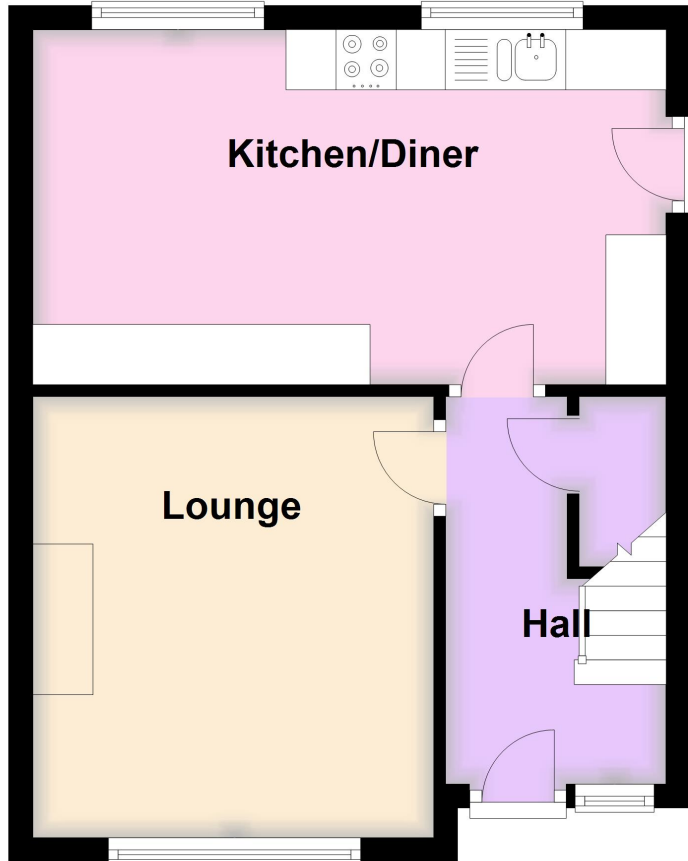
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

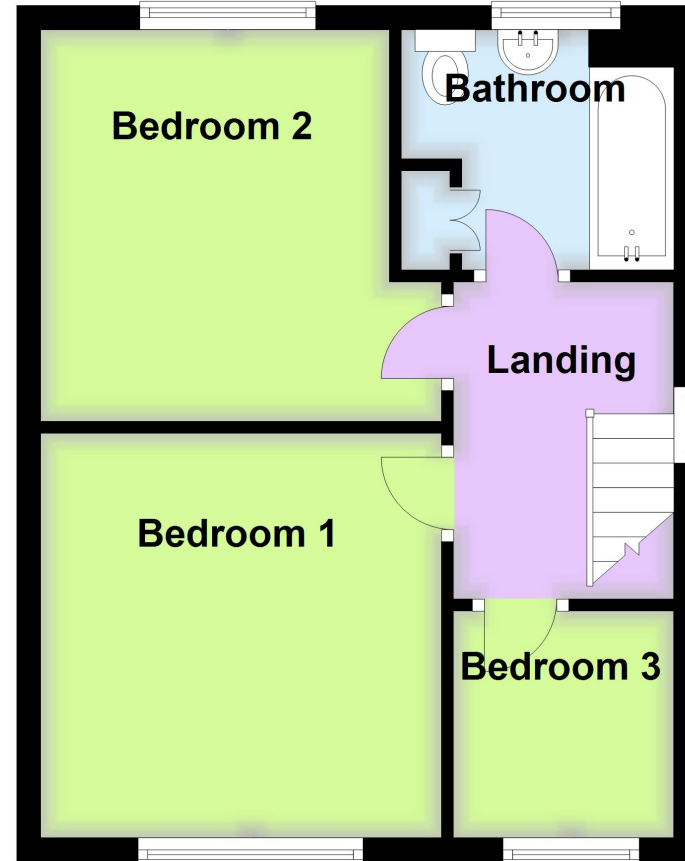
Ground Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.1 sq. feet)



Total area: approx. 69.7 sq. metres (750.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	