



**£105,000**

83 Sydney Street, Boston, Lincolnshire PE21 8NZ

**SHARMAN BURGESS**

**83 Sydney Street, Boston, Lincolnshire  
PE21 8NZ  
£105,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door, staircase rising to first floor, wall mounted coat hooks, ceiling light point, telephone point.

**LOUNGE**

13' 9" (maximum into bay window) x 11' 6" (maximum including chimney breast) (4.19m x 3.51m)

Having bay window to front elevation, living flame coal effect gas fireplace with fitted inset and hearth and display surround, ceiling light point.

A three double bed roomed mid terraced property with driveway and parking to the rear, requiring refurbishment and modernisation. Accommodation comprises an entrance hall, lounge, dining room, kitchen separated into two sections, three double bedrooms to first floor and a family bathroom. Further benefits include the aforementioned tarmac driveway to the rear with access from Bartol Crescent and brick and tile storage within the garden. The property is offered for sale with NO ONWARD CHAIN.



**SHARMAN BURGESS**



### DINING ROOM

10' 9" x 15' 0" (maximum into recess) (3.28m x 4.57m)  
 Having window to rear elevation, electric night storage radiator, ceiling light point, open fireplace with tiled surround and hearth, built-in recess storage cupboard to left hand side of chimney breast, under stairs storage cupboard with shelving and electric consumer unit within.

### KITCHEN - SECTION ONE

13' 8" x 8' 6" (4.17m x 2.59m)  
 Having counter top, base units, wall units, space for twin height fridge freezer, window to side elevation, electric night storage radiator, ceiling mounted strip light.

### KITCHEN - SECTION TWO

8' 5" (maximum) x 7' 5" (maximum) (2.57m x 2.26m)  
 Having stainless steel sink and drainer, base units, wall units, electric cooker point, window to side elevation, extractor fan, ceiling mounted strip light.

### FIRST FLOOR LANDING

Having two ceiling light points.

### BEDROOM ONE

15' 0" (maximum including chimney breast) x 12' 0" (4.57m x 3.66m)  
 Having two windows to front elevation, ceiling light point, built-in over stairs storage cupboard.

### BEDROOM TWO

11' 8" x 10' 10" (3.56m x 3.30m)  
 Having window to rear elevation, electric night storage radiator, ceiling light point.



**SHARMAN  
BURGESS** Est 1996

### BEDROOM THREE

10' 8" x 8' 5" (3.25m x 2.57m)

Having window to rear elevation, ceiling light point.

### BATHROOM

Being fitted with a three piece suite comprising pedestal wash hand basin, WC, panelled bath, tiled splashbacks, obscure glazed window to side elevation, ceiling light point, airing cupboard housing the hot water cylinder within.

### EXTERIOR

To the front, the property has wrought iron gated access with pathway leading to the front entrance door and walled front boundary.

Vehicular access is located to the rear and comprises a tarmac driveway which provides ample off road parking for multiple vehicles. Low level trellis and wrought iron gate lead to the: -

### REAR GARDEN

Being predominantly laid to lawn with rose bush borders. Gated access leads to the rear entrance door which is served by outside lighting. Within the garden is a: -

### PURPOSE BUILT STORAGE SHED

13' 1" x 6' 10" (3.99m x 2.08m)

Of brick and tile construction. Having obscure glazed personnel door and obscure glazed window.

### SERVICES

Mains electricity, water and drainage are connected.

### REFERENCE

18032025/28142720/SAN



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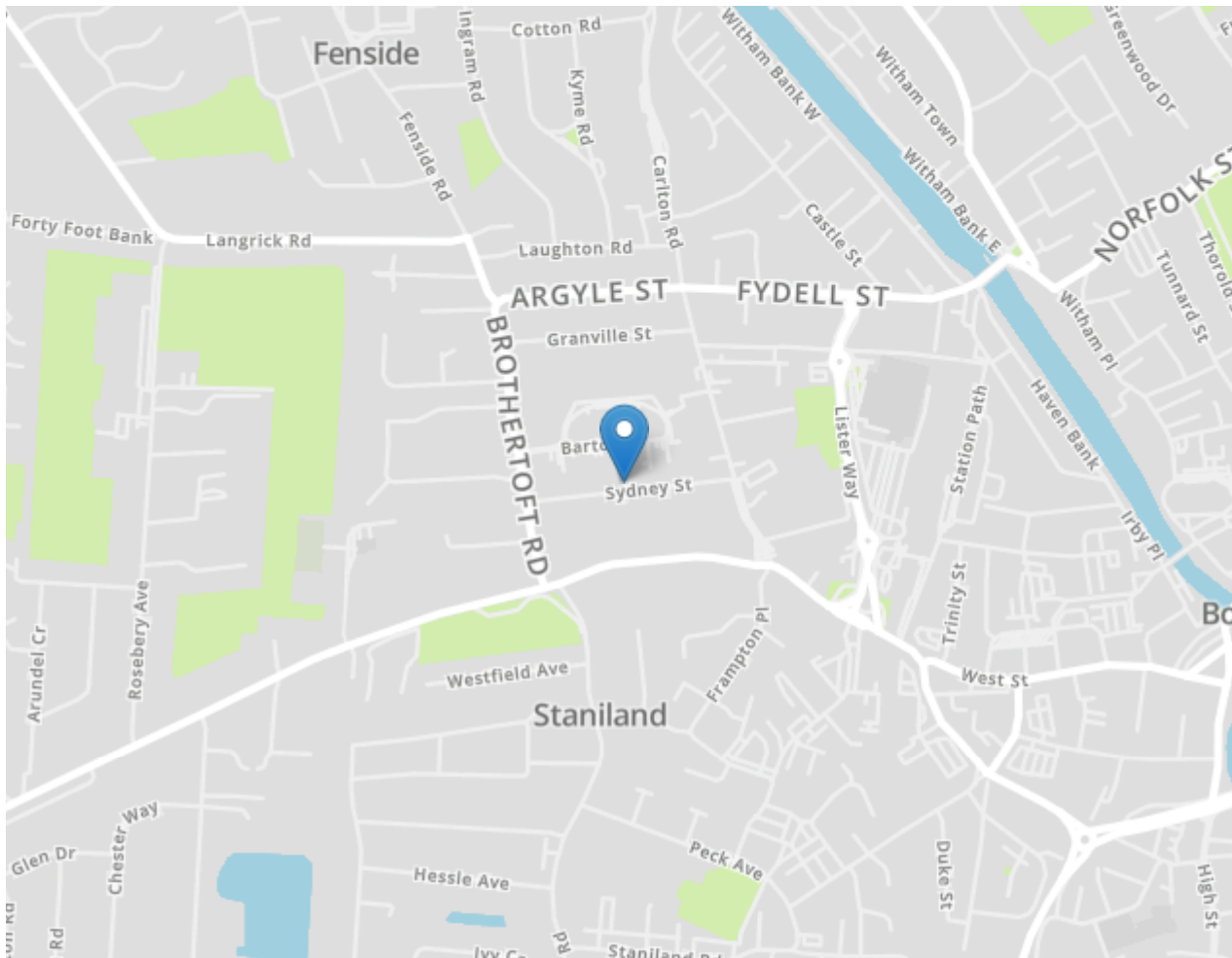
## AGENT'S NOTES

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.

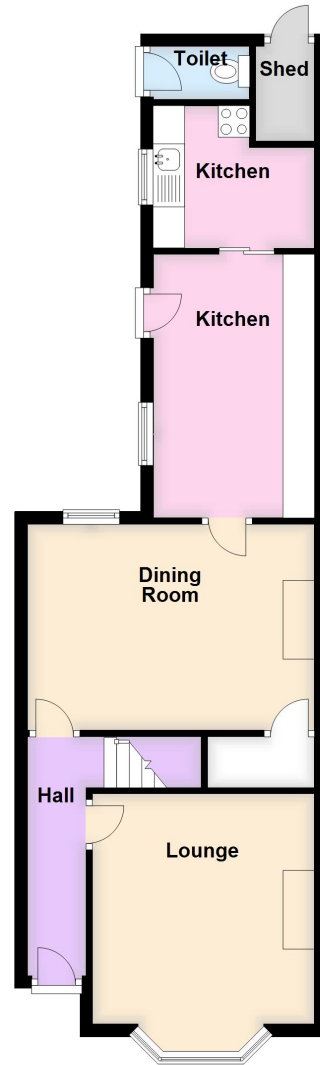
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

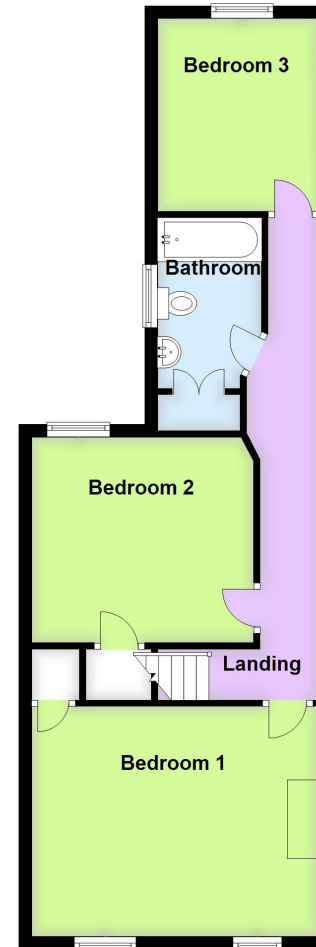


**SHARMAN BURGESS**

**Ground Floor**  
Approx. 55.2 sq. metres (594.1 sq. feet)



**First Floor**  
Approx. 53.2 sq. metres (572.6 sq. feet)



Total area: approx. 108.4 sq. metres (1166.8 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>		<b>75</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>22</b>	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	