



£52,500

9 Bunting Road, Boston, Lincolnshire PE21 8FR

SHARMAN BURGESS

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PE21 8FR
£52,500 Leasehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase leading off, radiator, ceiling light point, wall mounted coat hooks, wall mounted electric fuse box.

CLOAKROOM

Being fitted with a two piece suite comprising wall mounted wash hand basin with tiled splashback, push button WC, radiator, extractor fan, ceiling light point, obscure glazed window to front elevation.



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KITCHEN

11' 2" x 8' 6" (3.40m x 2.59m)

Having roll edge work surfaces with matching upstands and inset one and a half bowl stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, integrated oven and grill, four ring gas hob with stainless steel splashback and illuminated stainless steel fume extractor above, plumbing for automatic washing machine, radiator, window to front elevation, ceiling light point, concealed Ideal Logic gas central heating boiler.

LOUNGE DINER

14' 5" (maximum) x 17' 1" (maximum) (4.39m x 5.21m)

Having radiator, two ceiling light points, TV aerial point, wiring for satellite TV, wall mounted feature electric fireplace, under stairs storage cupboard, window to rear elevation, door leading to the garden.

FIRST FLOOR LANDING

Having access to loft space, ceiling light point, built-in linen cupboard.

BEDROOM ONE

12' 10" x 9' 3" (3.91m x 2.82m)

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

BEDROOM TWO

12' 7" (maximum into recess) x 9' 3" (maximum in recess) (3.84m x 2.82m)

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



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BEDROOM THREE

9' 3" x 7' 5" (2.82m x 2.26m)

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

FAMILY BATHROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with tiled splashback, push button WC, panelled bath with wall mounted electric shower above and fitted shower screen, tiled splashbacks, obscure glazed window to front elevation, ceiling light point, radiator, electric shaver point.

EXTERIOR

To the front, the property has paved access leading to the front entrance door. There is a lawned front garden and low level Beech hedging to the front boundary. A dropped kerb leads to the block paved driveway which provides off road parking.

REAR GARDEN

The property benefits from an approximate south facing rear garden, initially laid to a paved patio seating area, leading to the remainder which is laid predominantly to lawn. The garden is fully enclosed and served by lighting.

AGENTS NOTE

The property is to be purchased on a 30% shared ownership with Platform Homes owning the remaining 70%. The rent payable for the remaining share is £296.47 per calendar month. There is also a service charge of £48.94 per calendar month resulting in a total payment of £345.41 per calendar month. Prospective purchasers should be aware that there will be an application process to complete with Platform Homes. The property is subject to a local connection criteria, details of which are available from the selling agents office.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

03102025/29606960/BRO



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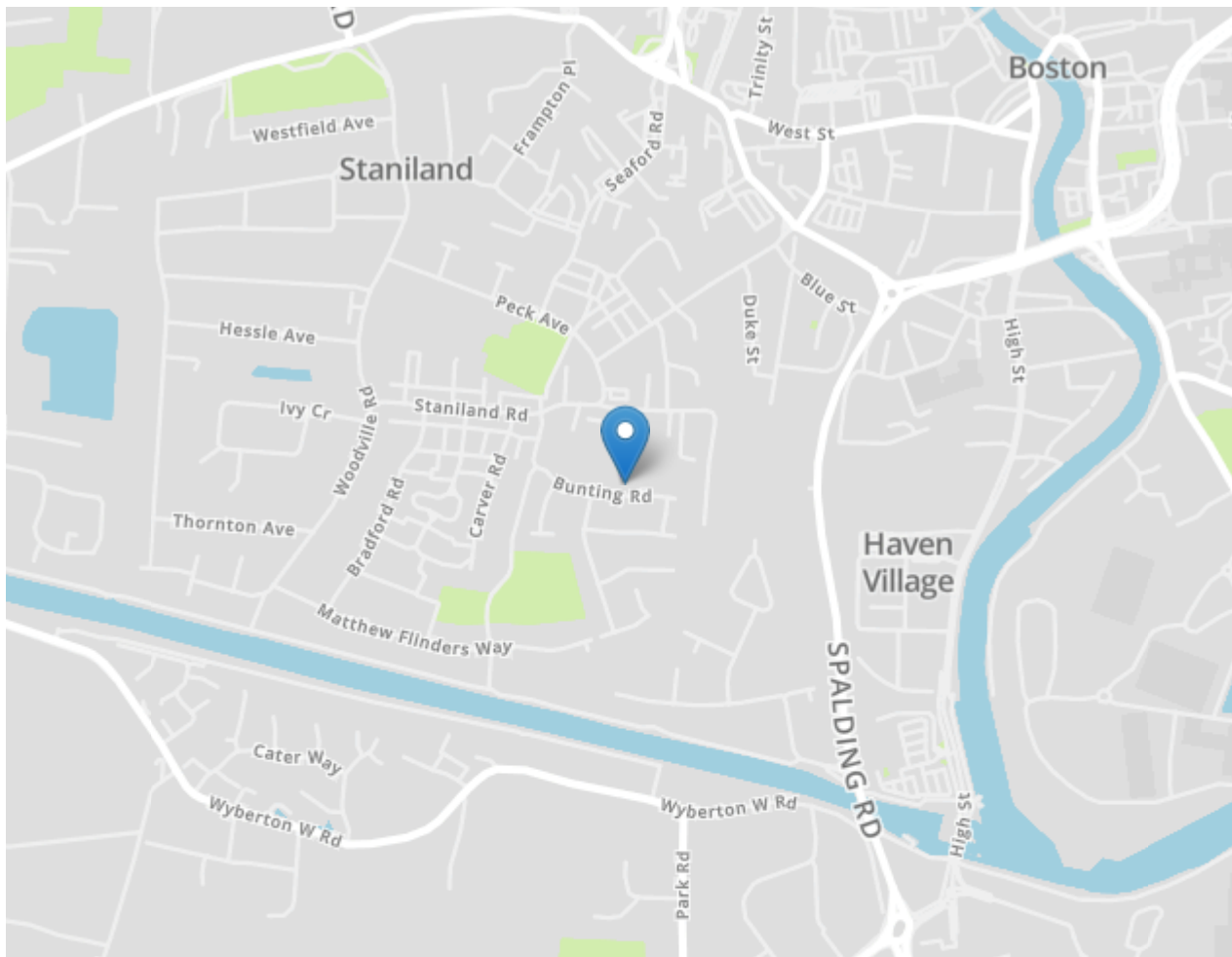
AGENT'S NOTES

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.

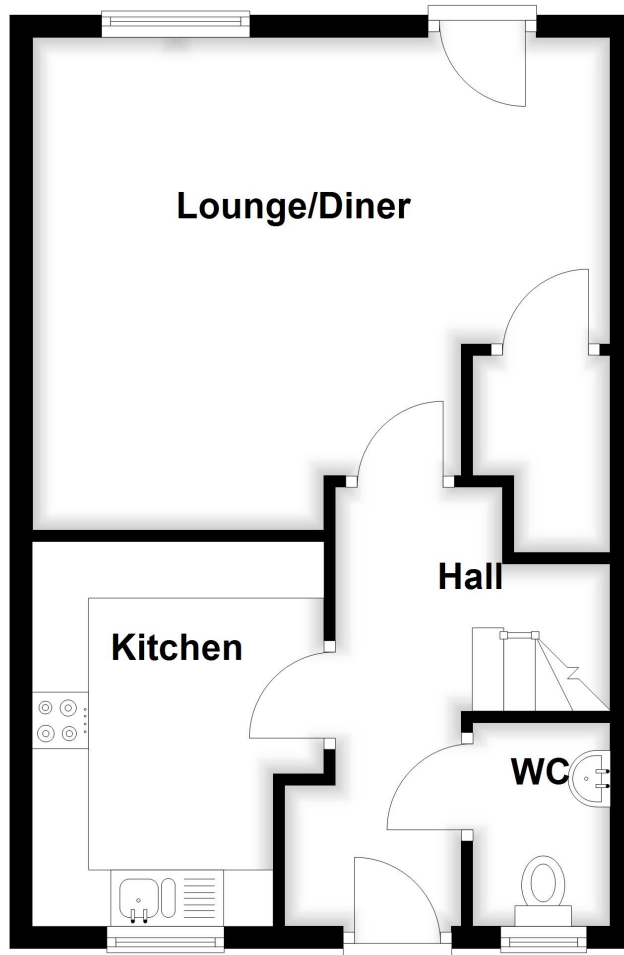
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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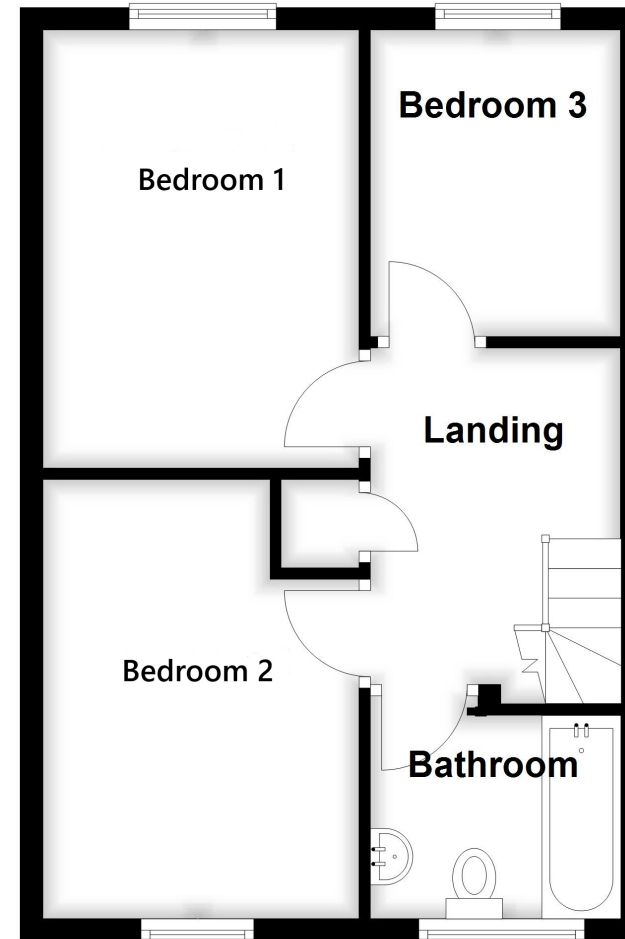
Ground Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.9 sq. feet)



Total area: approx. 80.7 sq. metres (868.5 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	83	
(69-80)	C		
(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	