



£174,950

4 Redbourne Terrace, Boston, Lincolnshire PE21 8PX

SHARMAN BURGESS

**4 Redbourne Terrace, Boston, Lincolnshire
PE21 8PX
£174,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having front entrance door, staircase rising to first floor, radiator, coved cornice, ceiling light point.

GROUND FLOOR CLOAKROOM

Having WC, wash hand basin with tiled splashback, radiator, tiled floor, ceiling light point, extractor fan.

LOUNGE

15' 8" x 15' 10" (maximum) (4.78m x 4.83m)

Having two radiators, coved cornice, two ceiling light points, French doors leading to the rear garden, open plan through to: -

A large modern three storey town house with accommodation comprising an entrance hall, ground floor cloakroom, lounge open plan through to kitchen, four bedrooms, family bathroom and en-suite shower room to bedroom one. Further benefits include two numbered and allocated parking spaces, gas central heating and enclosed low maintenance garden to the rear. The property is offered for sale with NO ONWARD CHAIN.



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KITCHEN

12' 1" (maximum) x 8' 10" (maximum) (3.68m x 2.69m)

Having granite work surfaces with inset stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated waist height double oven and grill, four ring gas hob with fume extractor above, integrated dishwasher, integrated fridge, integrated freezer, tiled floor, radiator, coved cornice, ceiling recessed lighting, window to front elevation, concealed Baxi gas central heating boiler.

FIRST FLOOR LANDING

With staircase rising from entrance hall, further staircase rising to second floor landing.

BEDROOM TWO

20' 0" x 11' 4" (maximum) (6.10m x 3.45m)

Having two double doors with Juliet balconies to rear elevation, radiator, coved cornice, ceiling light point, walk-in storage with wall mounted shelving and coat hooks within.

BATHROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, panelled bath with mixer tap and hand held shower attachment and fitted shower screen, walls tiled to approximately half height, heated towel rail, extractor fan, coved cornice, ceiling recessed lighting.

BEDROOM 4

15' 8" (maximum) x 10' 2" (maximum) (4.78m x 3.10m)

Having two double doors with Juliet balconies to front elevation, radiator, coved cornice, ceiling light point.



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SECOND FLOOR LANDING

Having built-in laundry cupboard with slatted linen shelving within and plumbing for automatic washing machine.

BEDROOM ONE

19' 11" (maximum) x 11' 9" (maximum) (6.07m x 3.58m)

Having two windows to rear elevation, radiator, coved cornice, ceiling light point, walk-in wardrobe with hanging rail within.

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising WC, shower cubicle with wall mounted mains fed shower within, pedestal wash hand basin, heated towel rail, walls tiled to approximately half height, coved cornice, ceiling recessed lighting, extractor fan.

BEDROOM THREE

15' 8" (maximum) x 10' 3" (maximum) (4.78m x 3.12m)

Having two windows to front elevation, radiator, coved cornice, ceiling light point, airing cupboard housing the hot water cylinder and slatted linen shelving within.

EXTERIOR

To the front, the property has two numbered and allocated parking spaces.

REAR GARDEN

The low maintenance rear garden is laid to a mixture of paved patio and gravelled areas, with central pathway leading to the rear. The garden benefits from raised planters with established trees and feature circular patio area. The garden is enclosed by fencing.

SERVICES

Mains water, drainage, electricity and gas are connected.

There is a current service charge of £86.37 payable every 6 months to Haven Waterfront for the upkeep and maintenance of unadopted roads, walkways and communal areas.

REFERENCE

11082025/29430633/END



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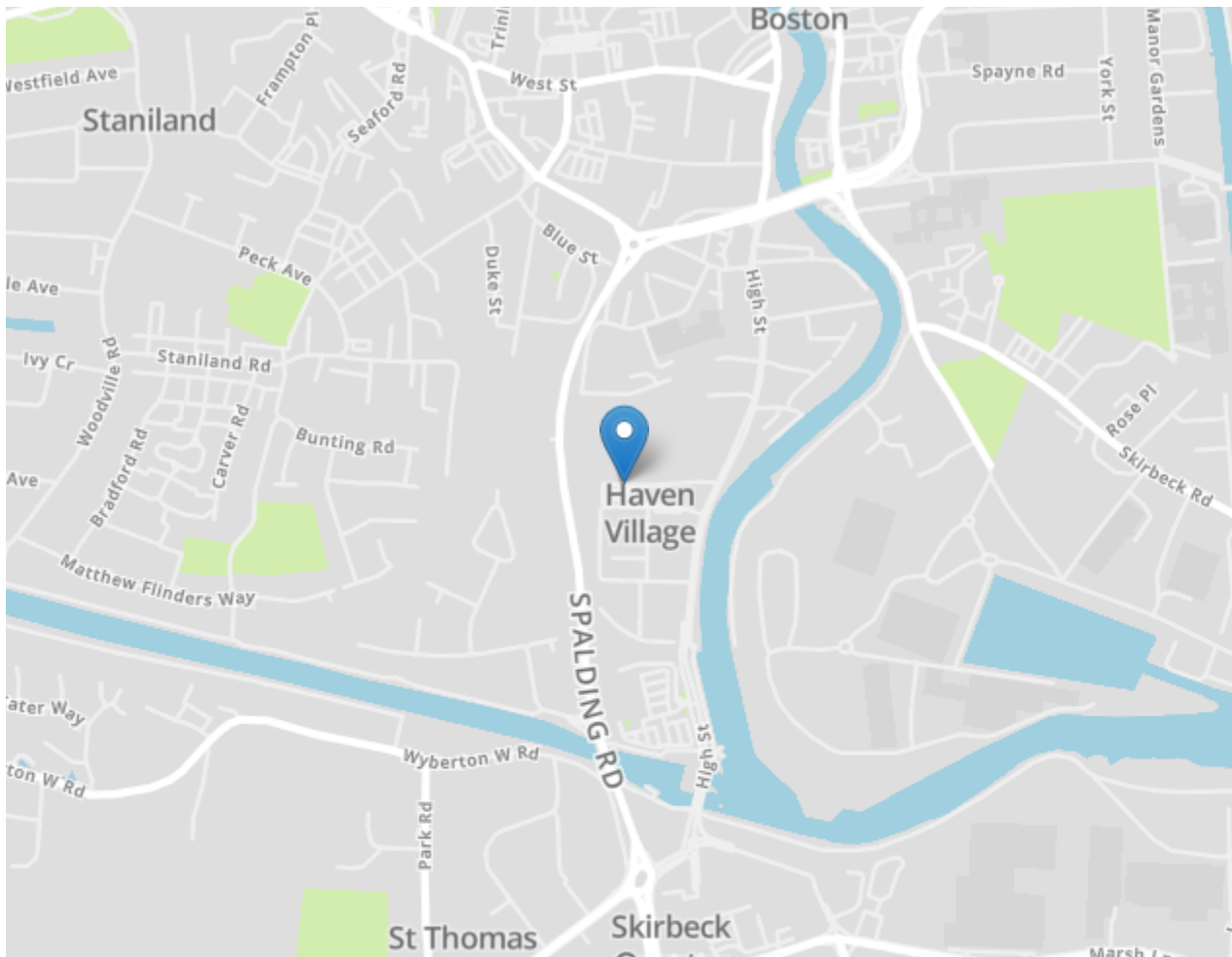
AGENT'S NOTES

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.

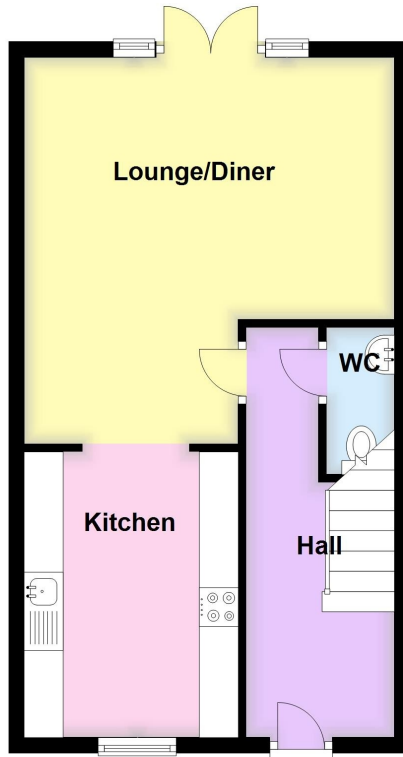
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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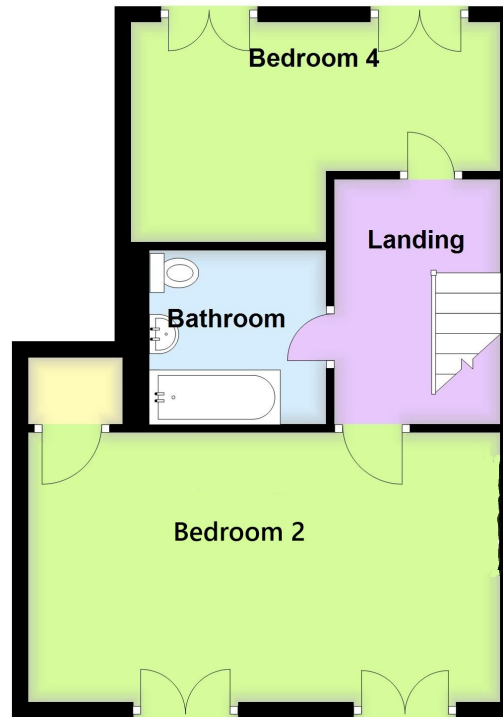
Ground Floor

Approx. 41.3 sq. metres (444.6 sq. feet)



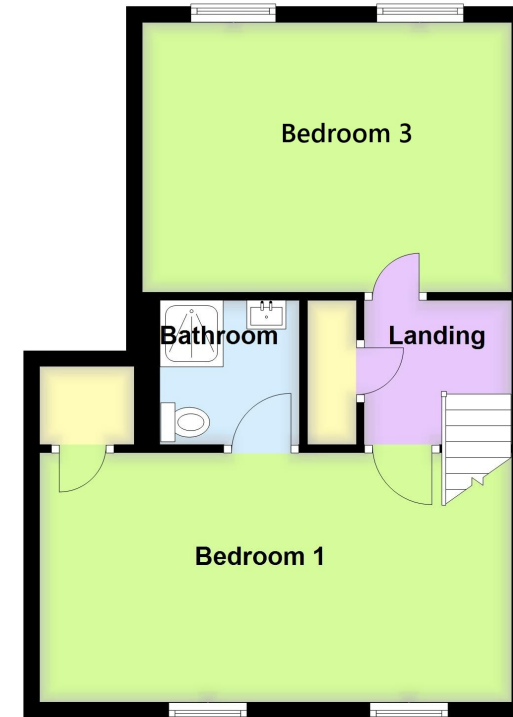
First Floor

Approx. 47.1 sq. metres (507.1 sq. feet)



Second Floor

Approx. 47.0 sq. metres (505.5 sq. feet)



Total area: approx. 135.4 sq. metres (1457.2 sq. feet)

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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		84
(69-80)	C	73	
(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	