



£99,950

36 Clarke Court, Wyberton, Boston, Lincolnshire PE21 7EE

SHARMAN BURGESS





Being sold with the benefit of NO ONWARD CHAIN is this well maintained two bedroomed ground floor Leasehold flat, with the added benefit of a single garage situated in a block, central heating and uPVC double glazing. The property is considered ideal for either FIRST TIME BUYERS or as an INVESTMENT purchase.

ACCOMMODATION

ENTRANCE LOBBY

With uPVC double glazed front entrance door and outside courtesy light.

OPEN PLAN LOUNGE/DINING ROOM/KITCHENETTE

20' 8" x 12' 5" (minimum) widening to 15' 6" (maximum) in kitchen area (6.30m x 3.78m widening to 4.72m)
Having fitted L-shaped work surfaces complimented by tiled splashbacks with inset single drainer stainless steel sink unit, range of base cupboards and drawers with matching wall mounted cupboards, integrated electric ceramic hob and oven with stainless steel fume extractor hood above, plumbing for automatic washing machine, smoke alarm, two radiators, TV aerial point, telephone point, ceiling mounted spotlights.

INNER HALL

Having radiator, smoke alarm, large walk-in storage cupboard housing the Heatrae Sadia Amptec electric flow boiler (installed May 2025).

BEDROOM ONE

10' 11" x 9' 9" (3.33m x 2.97m)
With radiator.

BEDROOM TWO

9' 8" x 7' 7" (2.95m x 2.31m)
With radiator.

BATHROOM

9' 10" (maximum) x 5' 7" (maximum) (3.00m x 1.70m)
Being fitted with a white suite comprising panelled bath with Grohe built-in mixer shower above complimented by a fully tiled splash surround, pedestal hand basin with tiled splashback and mirror fronted bathroom cabinet above, WC, vinyl floor covering, radiator, extractor fan, built-in airing cupboard housing the hot water cylinder.

EXTERIOR

INTEGRAL STORE CUPBOARD

Situated at the front of the property, with uPVC door.

SINGLE GARAGE

Situated within a block and having up and over door, served by communal tap.

TENURE

Leasehold. The property is subject to a 999 year Lease which commenced 30th May 1986. There is a current Service Charge for year 1st February 2025 to 31st January 2026 of £549.52, covering buildings insurance and the upkeep and maintenance of unadopted roads, walkways and communal garden areas.

SERVICES

Mains water, electricity and drainage are connected to the property. The property is centrally heated by an Amptec electric flow boiler.

REFERENCE

04062025/29158134/WRI

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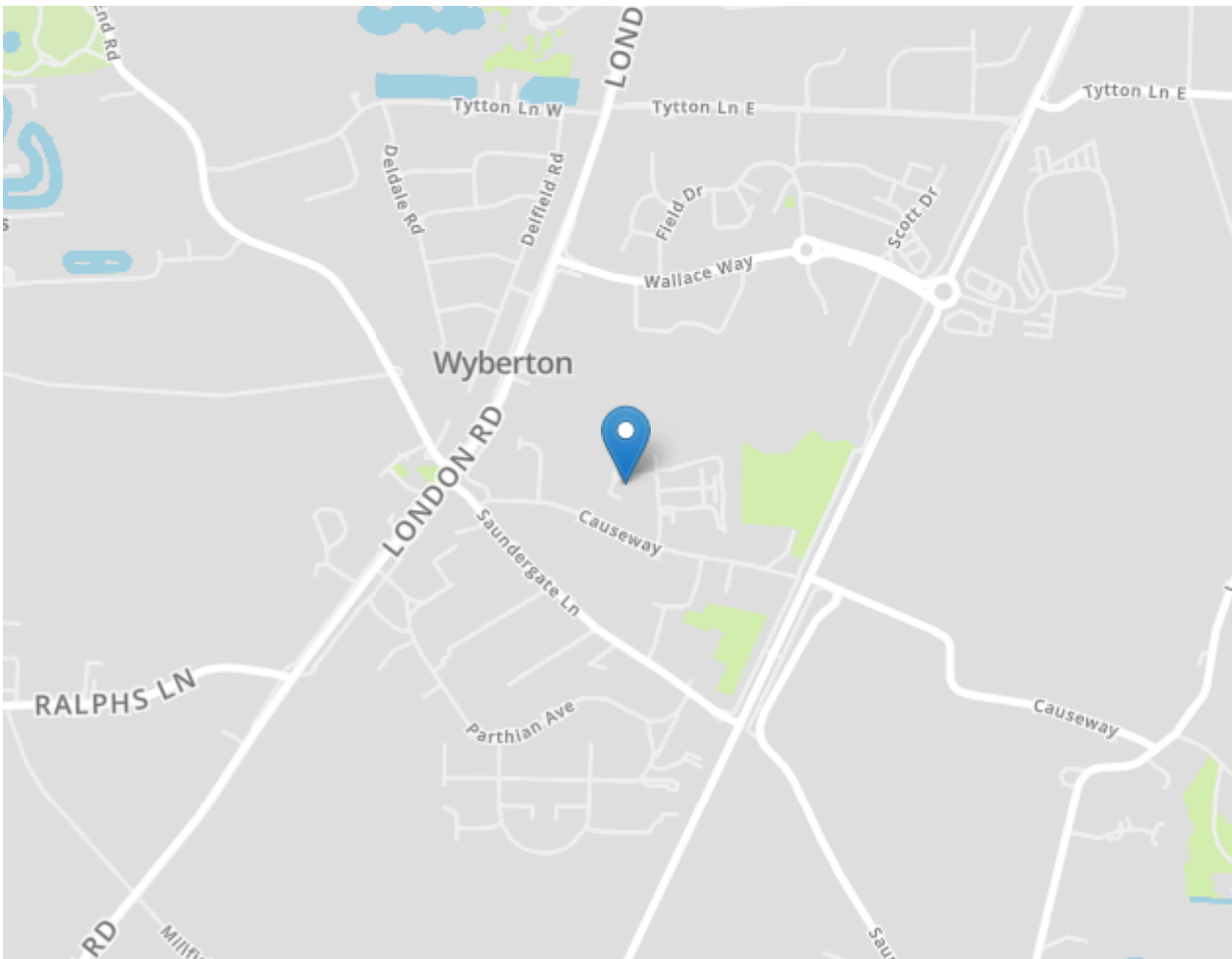
AGENT'S NOTES

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.

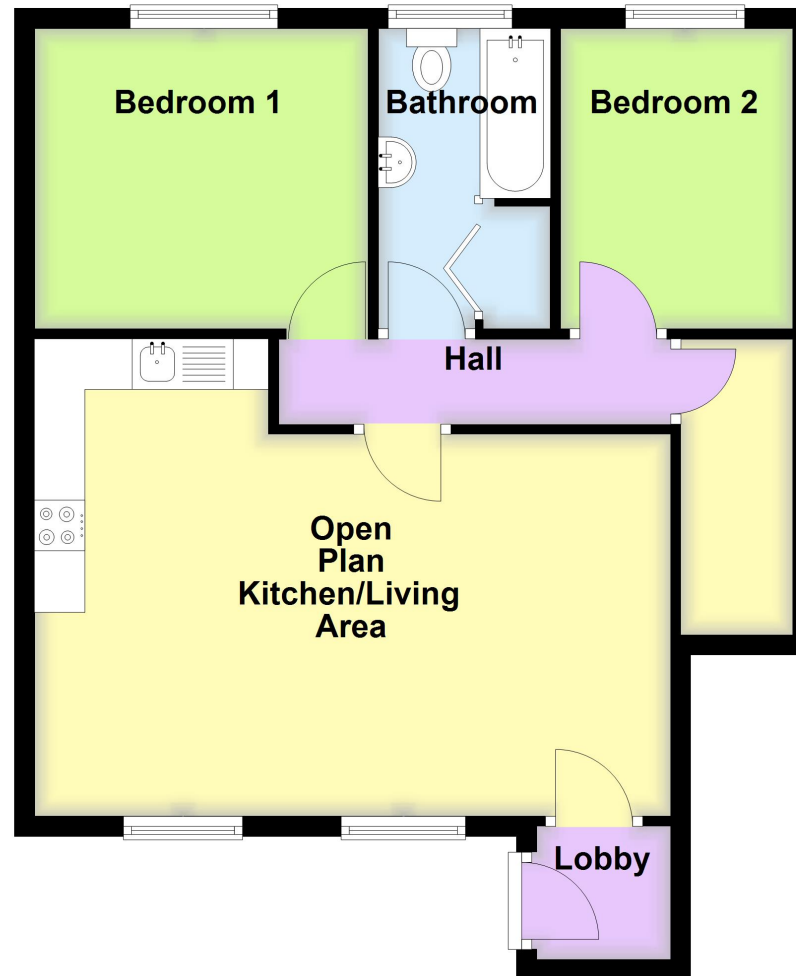
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 58.3 sq. metres (627.0 sq. feet)



Total area: approx. 58.3 sq. metres (627.0 sq. feet)

**SHARMAN
BURGESS** Est 1996

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	