



**£110,000**

Moji Cottage, Station Road, Hubberts Bridge, Boston, Lincolnshire PE20 3QR

**SHARMAN BURGESS**



# SHARMAN BURGESS

Est 1996

A mid terraced cottage in need of modernisation and improvement, situated in the village Hubberts Bridge and offered for sale with NO ONWARD CHAIN. Accommodation comprises an open plan lounge diner, ground floor shower room, kitchen, 2/3 bedrooms to the first floor, with bedroom 3 also potentially to be used as a dressing room as is accessed from bedroom 2. Further benefits include oil central heating, parking to the rear and enclosed low maintenance garden.

## ACCOMMODATION

### ENTRANCE LOBBY

Having partially obscure glazed front entrance door, wall mounted electric fuse box, staircase leading off, door to: -

### LOUNGE DINER

14' 1" (maximum into recess) x 19' 2" (maximum) (4.29m x 5.84m)

Having window to front elevation, two radiators, two ceiling light points, open fireplace with exposed brickwork surround, wall mounted central heating thermostat, door to kitchen, door to: -

### SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin, WC, shower cubicle with wall mounted mains fed shower within, obscure glazed window to rear elevation, radiator, coved cornice, ceiling light point.

### KITCHEN

11' 8" (maximum) x 9' 2" (excluding recess) (3.56m x 2.79m)  
Having countertops with inset circular sink and mixer tap, tiled splashbacks, range of base level storage units drawer units, glazed display cabinets, integrated four ring electric hob, plumbing for automatic washing machine, sliding patio door to rear garden.

### PANTRY AREA

With wall mounted shelving, obscure glazed window, light point within.

## FIRST FLOOR LANDING

### BEDROOM ONE

13' 6" x 9' 11" (4.11m x 3.02m)

Having window to front elevation, radiator, ceiling light point, built-in over stairs storage cupboard, built-in linen cupboard with slatted linen shelving within.

### BEDROOM TWO

7' 4" x 9' 6" (with reduced head height) (2.24m x 2.90m)

Having window to rear elevation, radiator, wall mounted light.

### BEDROOM THREE/DRESSING ROOM

10' 6" x 9' 6" (with reduced head height) (3.20m x 2.90m)

Having window to rear elevation, radiator, wall mounted light, wall mounted HRM Wallstar oil combination central heating boiler.

## EXTERIOR

To the front, the property has a lawned garden.

Vehicular access is to the rear of the property via a right of way over a shared driveway, which leads to a section of gravelled off road parking. There is also a: -

### DETACHED WORKSHOP

11' 10" x 13' 8" (3.61m x 4.17m)

Of concrete sectional construction with concrete base, window to side elevation, personnel door.

### REAR GARDEN

Laid predominantly to low maintenance paving. Housing the oil tank.

## SERVICES

Mains electricity and water and connected. Drainage is to a septic tank. The property is served by oil fired central heating.

## REFERENCE

19022025/28361750/BUC

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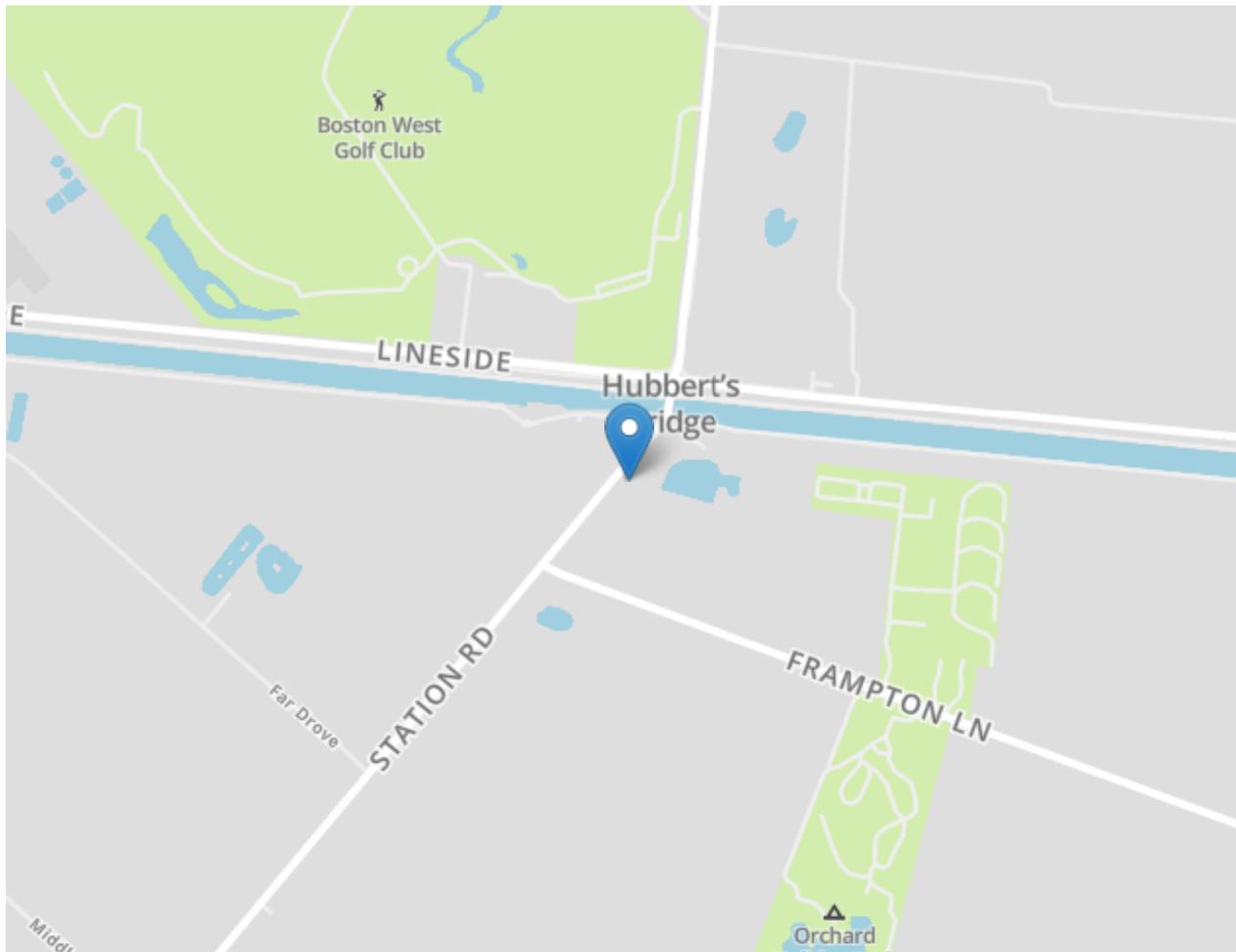
## AGENT'S NOTES

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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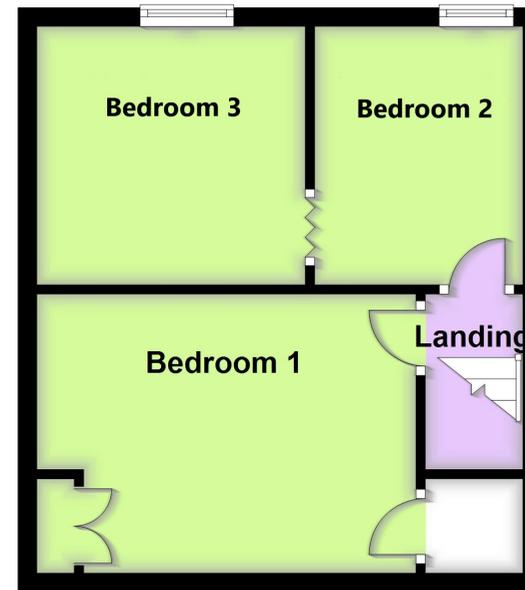
### Ground Floor

Approx. 40.0 sq. metres (430.2 sq. feet)



### First Floor

Approx. 30.5 sq. metres (328.2 sq. feet)



Total area: approx. 70.5 sq. metres (758.4 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>		80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC