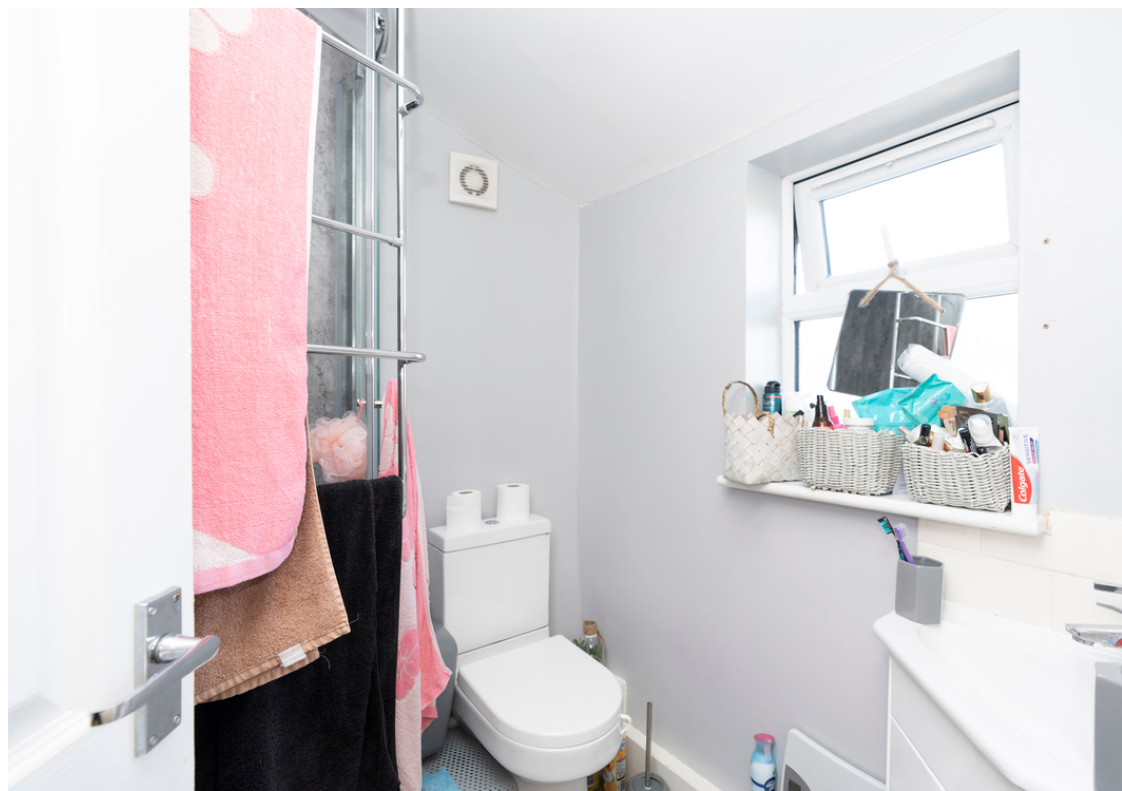




£89,950

13 Fydell Street, Boston, Lincolnshire PE21 8LE

SHARMAN BURGESS





A mixed use property with commercial premises to the ground floor and a first floor flat above. The commercial premises has been used as an audio visual showroom and workshop for a number of years in the town and offers potential purchasers a variety of uses. The first floor flat is well presented and comprises a lounge, kitchen, bedroom and shower room. The property is offered for sale with NO ONWARD CHAIN.

ACCOMMODATION

Former audio visual commercial premises separated into two main sections including showroom and workshop to the ground floor. Having glazed door leading into the: -

SHOWROOM AREA

12' 8" (maximum at widest point) x 12' 0" (maximum taken at widest point) (3.86m x 3.66m) - Irregular shaped room
Having window to front aspect, power and lighting, door to: -

WORKSHOP

19' 11" (maximum) x 11' 0" (maximum) (6.07m x 3.35m)
Having power and lighting, built-in storage area, door to: -

CLOAKROOM

Having WC, ceiling light point, obscure glazed window to rear aspect.

FIRST FLOOR FLAT

GROUND FLOOR REAR ENTRANCE

Having staircase rising to: -

FIRST FLOOR LANDING

Having ceiling light point and wall mounted coat hooks.

SHOWER ROOM

Being fitted with a three piece suite comprising corner wash hand basin with mixer tap and base level storage units, push button WC, shower cubicle with wall mounted electric shower and fitted shower screen, electric heater, ceiling light point, extractor fan, obscure glazed uPVC window to rear aspect.

KITCHEN

13' 9" (maximum at longest point) x 5' 1" (maximum at widest point) (4.19m x 1.55m) - irregular shaped room.
Having counter tops, stainless steel sink and drainer with mixer tap, base level storage unit, drawer units and matching eye level wall units, space for twin height fridge freezer, integrated oven and grill, four ring electric hob with stainless steel fume extractor, plumbing for automatic washing machine, uPVC window to side aspect, extractor fan, ceiling recessed lighting.

LOUNGE

12' 4" (maximum) x 11' 3" (maximum) (3.76m x 3.43m)
Having window to front aspect, ceiling light point, electric night storage radiator.

BEDROOM

9' 5" (maximum) x 11' 6" (maximum) (2.87m x 3.51m)
Having window to front aspect, ceiling light point, built-in double wardrobe with hanging rail and shelving within.

EXTERIOR

The property benefits from small concrete area which provides storage for wheelie bins.

SERVICES

Mains water, electricity and drainage are connected to the property.

REFERENCE

11102024/28304536/POG

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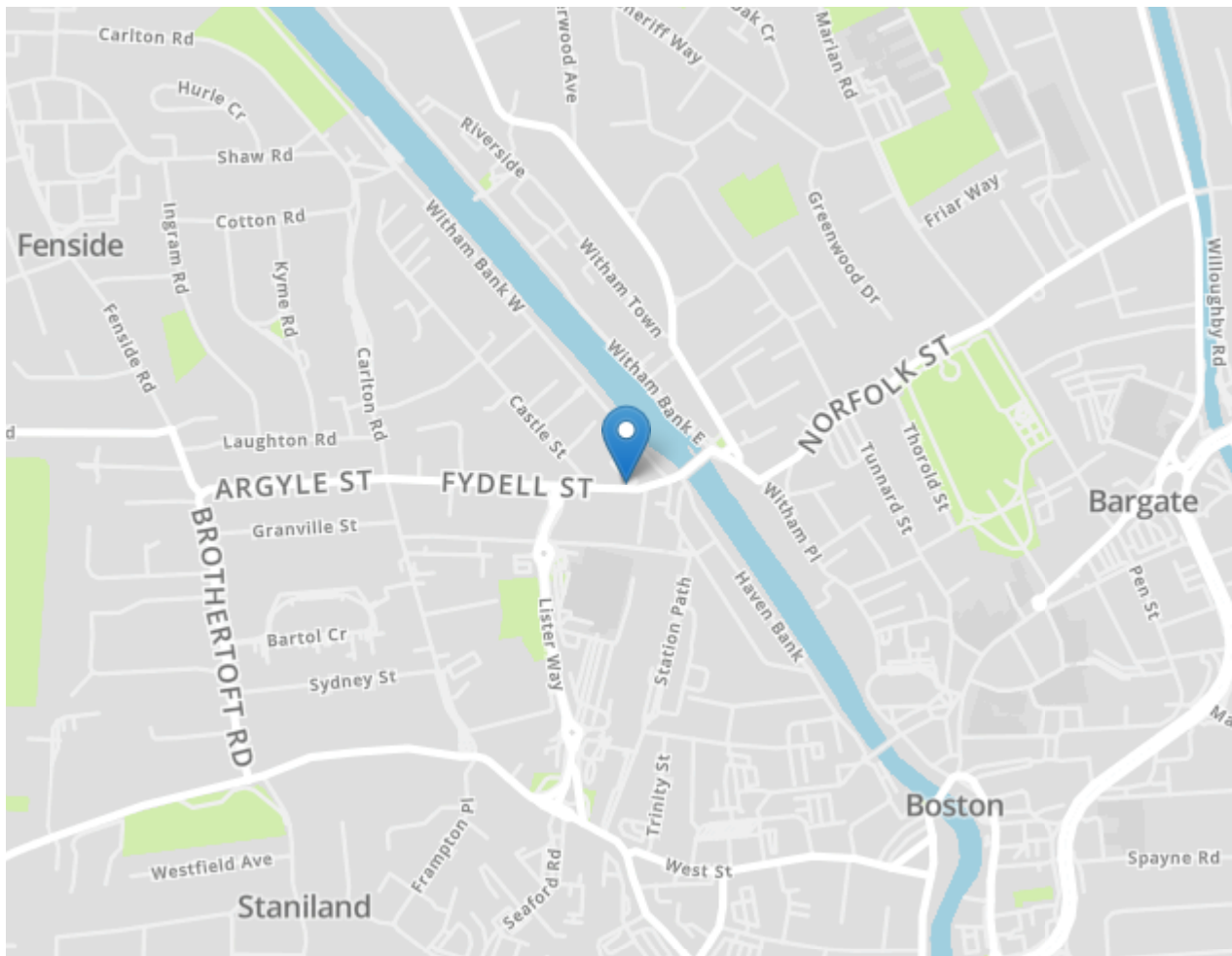
AGENT'S NOTES

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.

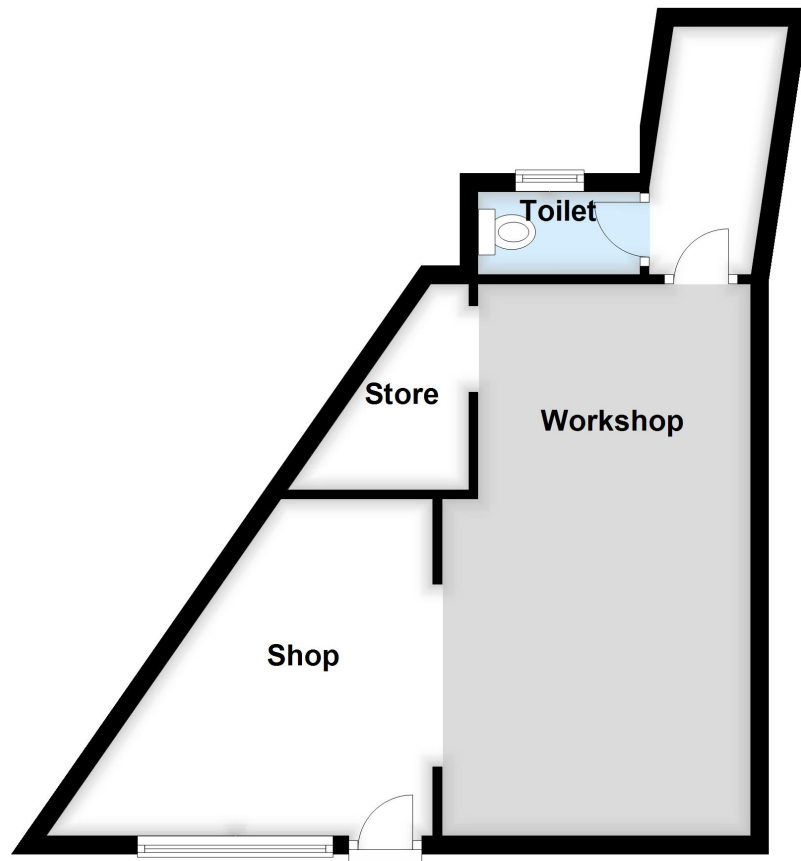
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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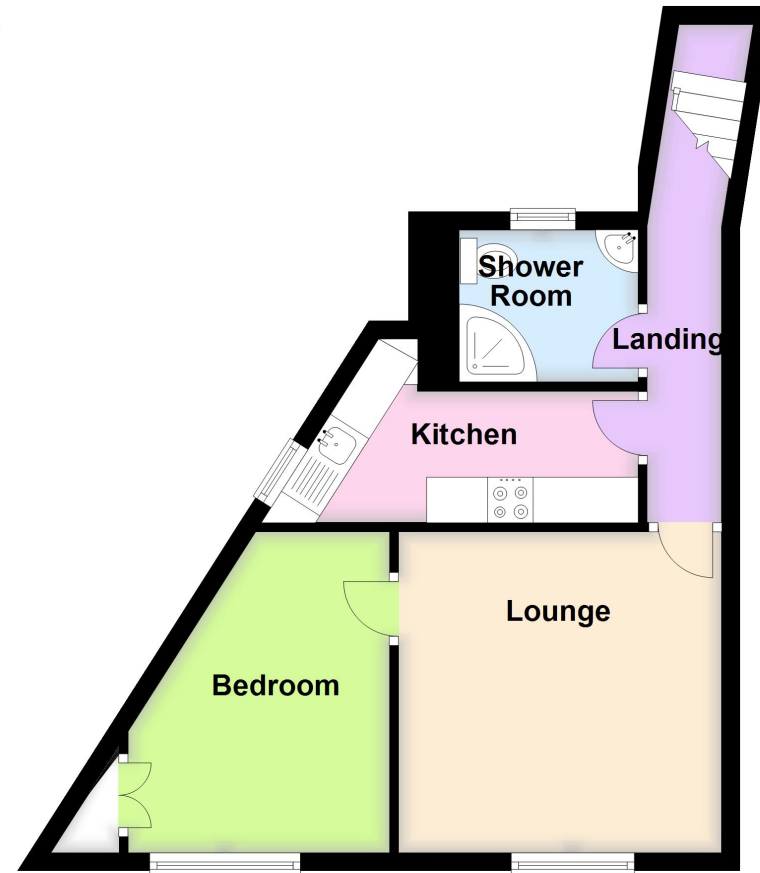
Ground Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.6 sq. feet)



Total area: approx. 76.2 sq. metres (820.3 sq. feet)

**SHARMAN
BURGESS** Est 1996

t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk

