



**£99,950**

44 Wyberton Low Road, Boston, Lincolnshire PE21 7RF

**SHARMAN BURGESS**



**44 Wyberton Low Road, Boston, Lincolnshire**  
**PE21 7RF**  
**£99,950 Freehold**

A mid terraced property with two double bedrooms, with bedroom two having the benefit of a nursery/dressing room arranged off. Ground floor accommodation comprises a lounge, dining room, kitchen, ground floor three piece bathroom. Further benefits include rear garden and gas central heating. The property is offered for sale with NO ONWARD CHAIN.

#### ACCOMMODATION

##### LOUNGE

11' 10" (maximum) x 10' 11" (maximum) (3.61m x 3.33m)

Having partially obscure glazed front entrance door, window to front elevation, radiator, coved cornice, ceiling light point, archway through to: -

##### DINING ROOM

10' 11" (maximum) x 11' 10" (maximum into under stairs recess) (3.33m x 3.61m)

Having radiator, coved cornice, ceiling light point, window to rear elevation, staircase rising to first floor, door to: -



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### KITCHEN

7' 11" x 5' 6" (2.41m x 1.68m)

Having roll edge work surfaces with stainless steel sink and drainer, base level storage units, wall units, space for gas cooker, plumbing for automatic washing machine, tiled floor, window to side elevation, door to exterior, door to: -

### GROUND FLOOR BATHROOM

Being fitted with three piece suite comprising panelled bath with mixer tap and hand held shower attachment, pedestal wash hand basin, WC, tiled floor, fully tiled walls, ceiling light point, extractor fan, two obscure glazed windows to side elevation, radiator.

### FIRST FLOOR LANDING

Having light point.

### BEDROOM ONE

11' 10" (maximum including chimney breast) x 10' 11" (3.61m x 3.33m)

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

### BEDROOM TWO

11' 10" (maximum into recess and including chimney breast) 10' 11" (3.61m x 3.33m)

Having window to rear elevation, radiator, ceiling light point, access to loft space, steps down to: -

### NURSERY/DRESSING ROOM

7' 9" x 5' 6" (2.36m x 1.68m)

Having window to side elevation, access to roof space, ceiling light point, boiler cupboard housing the Ideal Instinct gas combination central heating boiler.



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### EXTERIOR

### REAR GARDEN

The garden is accessed through an archway with climbing rose above and comprises both gravelled and lawned sections, paved patio seating area and further sheltered space towards the rear.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

05062025/29164553/ELM





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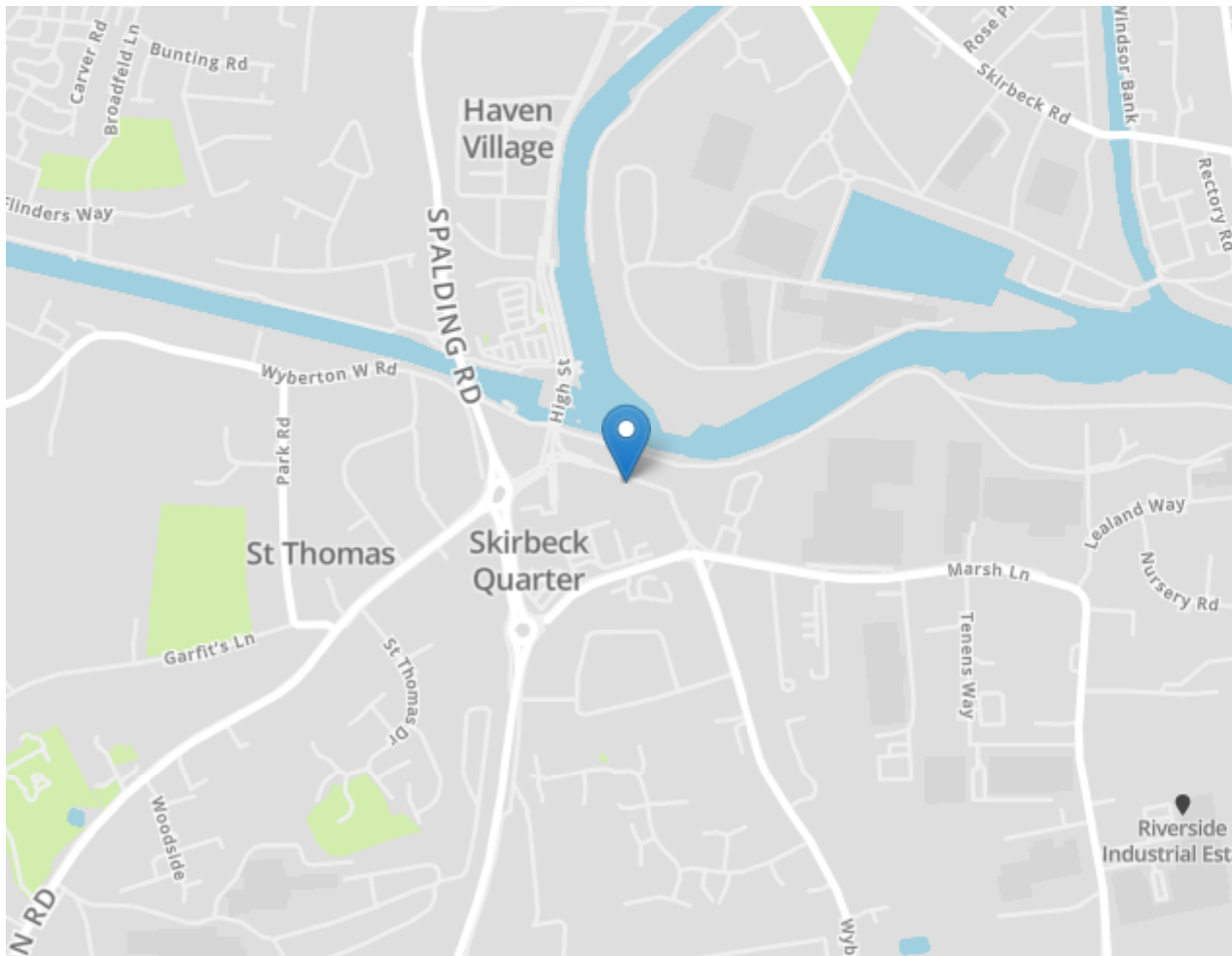
## AGENT'S NOTES

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.

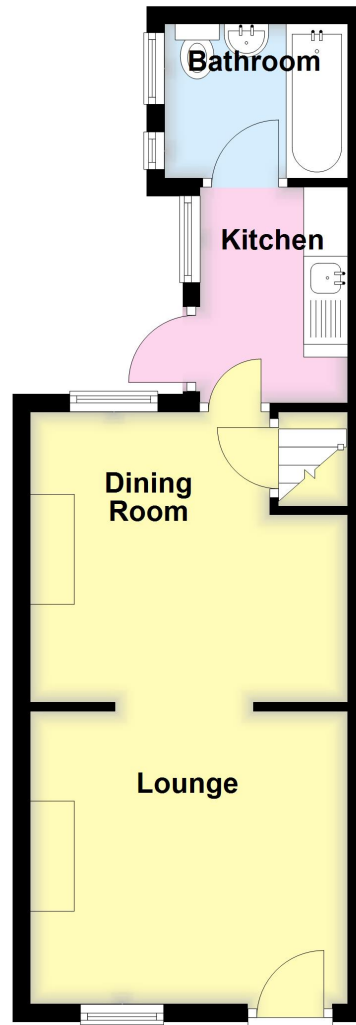


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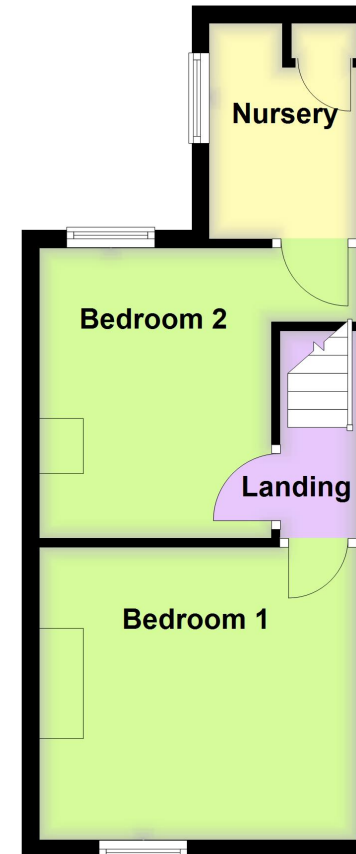
## Ground Floor

Approx. 32.4 sq. metres (348.3 sq. feet)



## First Floor

Approx. 28.5 sq. metres (307.2 sq. feet)



Total area: approx. 60.9 sq. metres (655.4 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC