



**£99,950**

25 Hartley Street, Boston, Lincolnshire PE21 9BS

**SHARMAN BURGESS**



# SHARMAN BURGESS

Est 1996

This mid-terraced property, situated close to Boston Town Centre and its amenities, is offered for sale with NO ONWARD CHAIN. Accommodation comprises a lounge, dining room, kitchen, 2/3 bedrooms and a bathroom. Further benefits include gas central heating and enclosed rear garden.

## ACCOMMODATION

### LOUNGE

13' 3" (maximum) x 11' 8" (maximum) (4.04m x 3.56m)

Having an obscure glazed entrance door, window to front aspect, coved cornice, ceiling light point, radiator, fireplace with fitted inset and hearth and display surround with electric fire within.

### DINING ROOM

15' 0" (maximum into entrance area) x 11' 8" (maximum including chimney breast) (4.57m x 3.56m)

Having window to rear aspect, radiator, picture rail, ceiling light point, under stairs storage cupboard.

### KITCHEN

13' 9" (maximum) x 7' 5" (maximum) (4.19m x 2.26m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer, base level storage units and drawer units, space for fridge freezer, integrated oven and grill, four ring electric hob with stainless steel fume extractor above, space for a twin height fridge freezer, window to side aspect, coved cornice, ceiling light point, partially obscure glazed entrance door.

### FIRST FLOOR LANDING

Having ceiling light point.

### BEDROOM ONE

11' 9" (maximum) x 11' 0" (maximum) (3.58m x 3.35m)

Having window to front aspect, radiator, coved cornice, ceiling light point.

### BEDROOM TWO

11' 9" (maximum) x 9' 0" (including chimneybreast) (3.58m x 2.74m)

Having window to rear aspect, radiator, coved cornice, ceiling light point.

### NURSERY/STUDY/BEDROOM THREE

7' 3" (maximum) x 7' 5" (maximum) (2.21m x 2.26m)

Having obscure glazed window to side aspect, radiator, ceiling light point, access through to: -

### BATHROOM

Having pedestal wash hand basin with mixer tap, push button WC, bath with mixer tap, obscure glazed window to rear aspect, ceiling light point, built-in boiler cupboard housing the gas central heating boiler.

### EXTERIOR

To the rear, the property benefits from an enclosed garden.

## SERVICES

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

## REFERENCE

28032024/27483864/KHA

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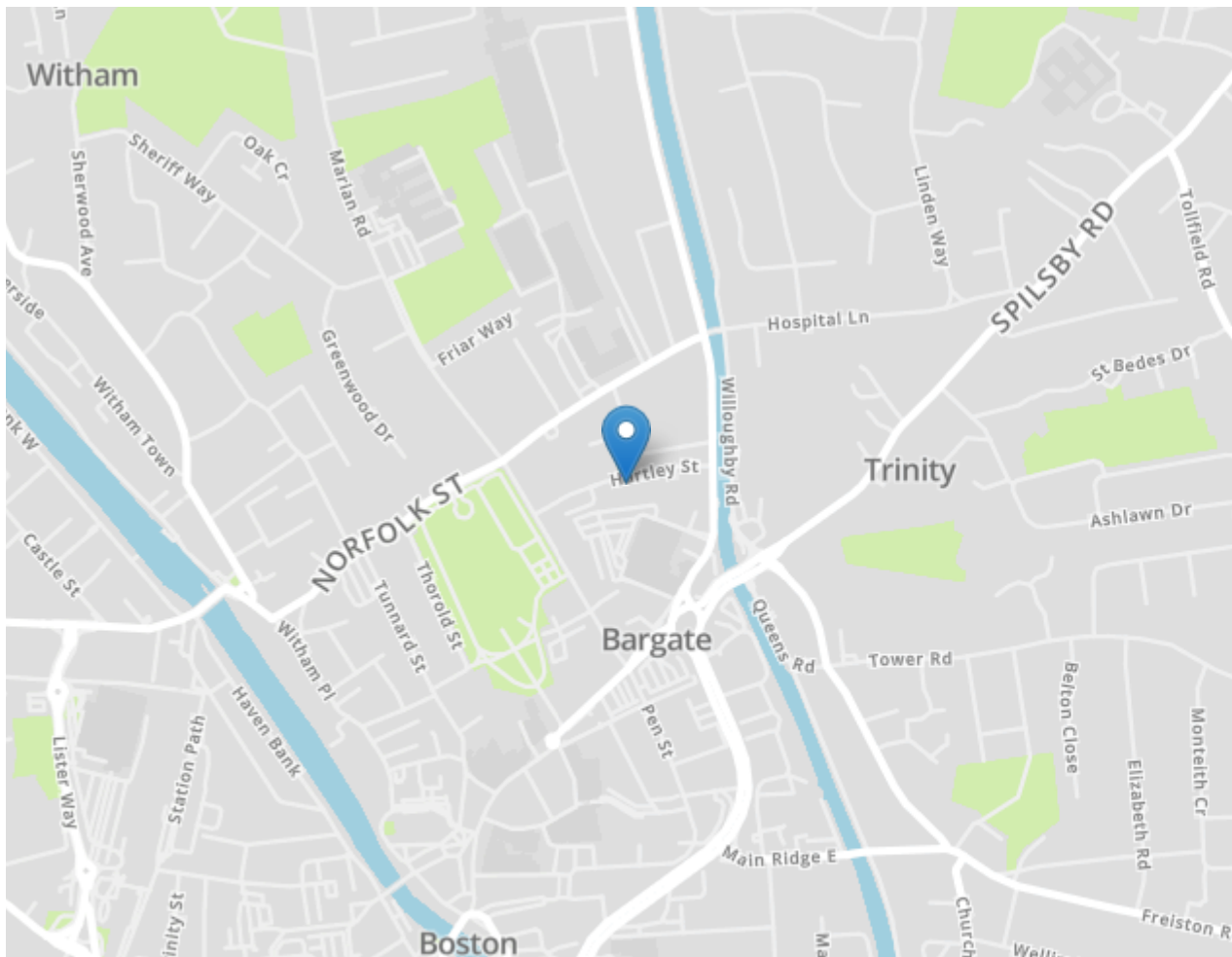
## AGENT'S NOTES

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.

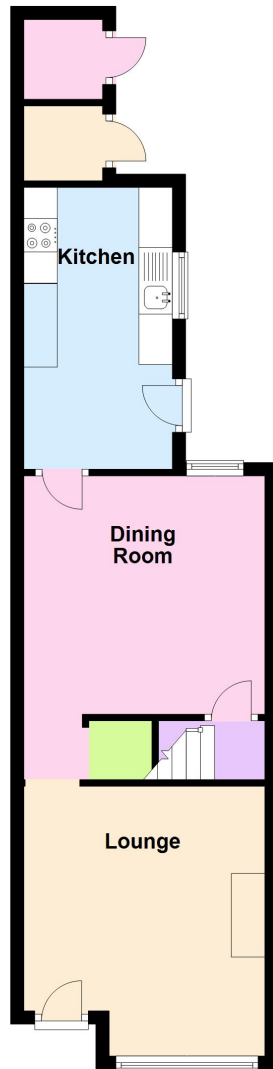
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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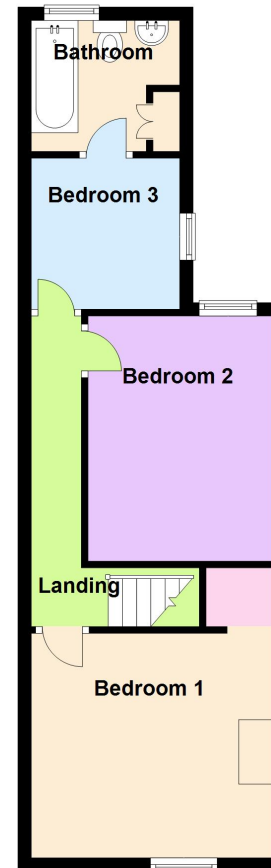
### Ground Floor

Approx. 43.0 sq. metres (462.8 sq. feet)



### First Floor

Approx. 39.1 sq. metres (420.6 sq. feet)



Total area: approx. 82.1 sq. metres (883.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(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