



£134,000

70 Peck Avenue, Boston, Lincolnshire PE21 8DT

SHARMAN BURGESS

70 Peck Avenue, Boston, Lincolnshire
PE21 8DT
£134,000 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase leading off, wall mounted central heating digital timer, built-in cloak cupboard, radiator.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wash hand basin, WC, obscure glazed window to front elevation, ceiling light point.

An end of terrace property situated close to Boston Town Centre and its amenities, having accommodation comprising an entrance hall, kitchen diner, lounge, ground floor cloakroom, three bedrooms to the first floor and a bathroom. Further benefits include gas central heating and enclosed rear garden. The property requires some modernisation and is offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS





KITCHEN DINER

11' 4" (maximum) x 14' 4" (maximum) (3.45m x 4.37m)
Having wood trimmed work surfaces, single sink and drainer with mixer tap, range of wood fronted base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for cooker, window to front elevation, tiled flooring, coved cornice, two ceiling light points, radiator, built-in pantry with shelving within.

LOUNGE

17' 7" (maximum) x 11' 7" (maximum) (5.36m x 3.53m)
Having window to rear elevation, radiator, coved cornice, two ceiling light points, space for electric fire with TV plinth to the side.

REAR ENTRANCE LOBBY

Having ceiling light point, obscure glazed entrance door.

FIRST FLOOR LANDING

Having ceiling light point, radiator, built-in linen cupboard with slatted shelving within.

BEDROOM ONE

12' 9" (maximum) x 11' 3" (maximum) (3.89m x 3.43m)
Having window to front elevation, radiator, coved cornice, ceiling light point.

BEDROOM TWO

11' 4" (maximum) x 13' 5" (maximum) (3.45m x 4.09m)
Having window to rear elevation, radiator, ceiling light point.

BEDROOM THREE

9' 5" x 7' 7" (2.87m x 2.31m)
Having window to rear elevation, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BATHROOM

Being fitted with a three piece suite comprising WC, wash hand basin, panelled bath, tiled splashbacks, obscure glazed window to front elevation, coved cornice, ceiling light point, radiator.

EXTERIOR

To the front, the property has a pathway leading to the front entrance door and: -

BOILER ROOM

Housing the Worcester gas combination central heating boiler.

REAR GARDEN

Being fully enclosed and initially comprising a paved patio seating area leading to further lawned and gravelled areas. There is also an adjoining store.

AGENTS NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

SERVICES

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

REFERENCE

14112024/28432672/NIC



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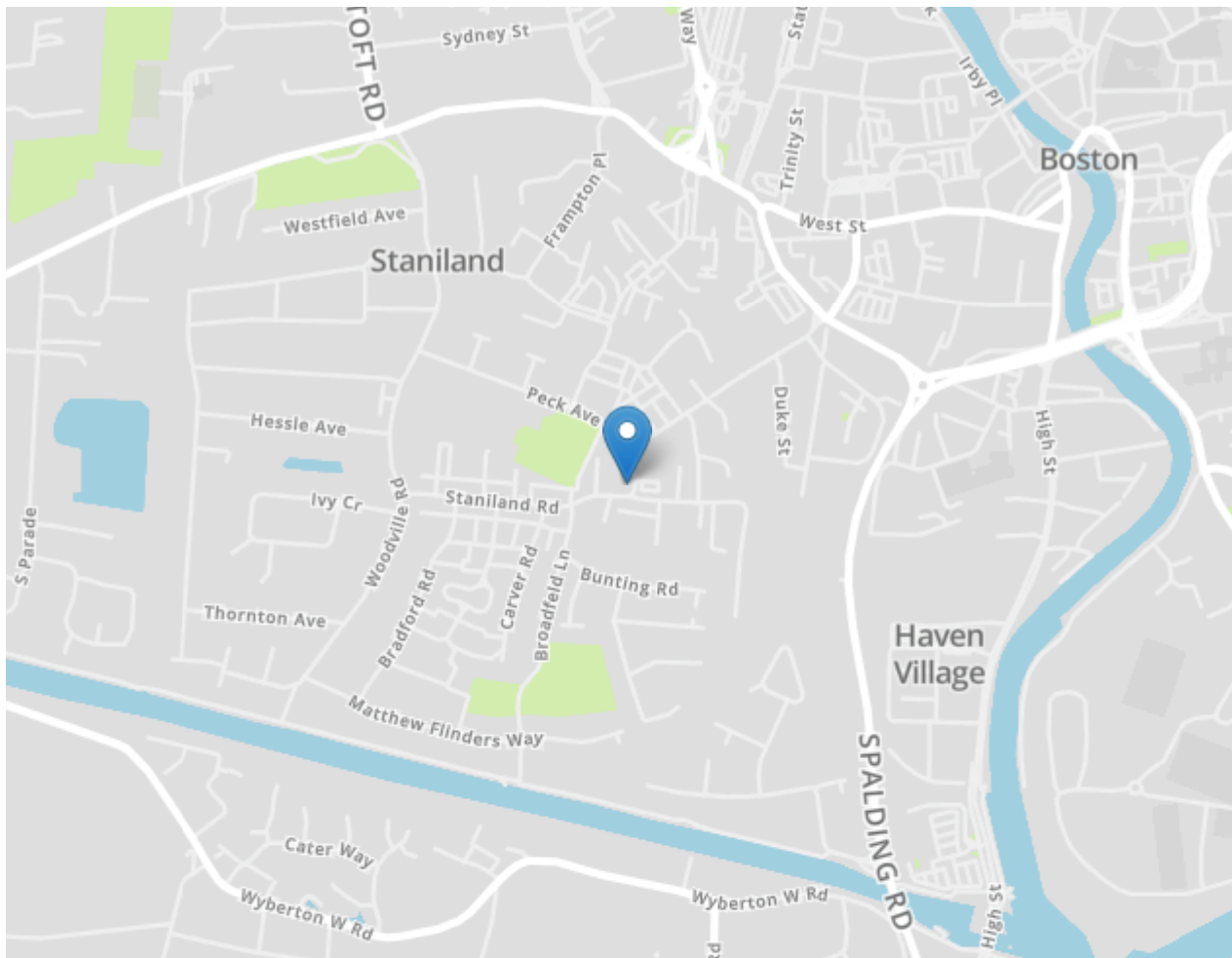
AGENT'S NOTES

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.

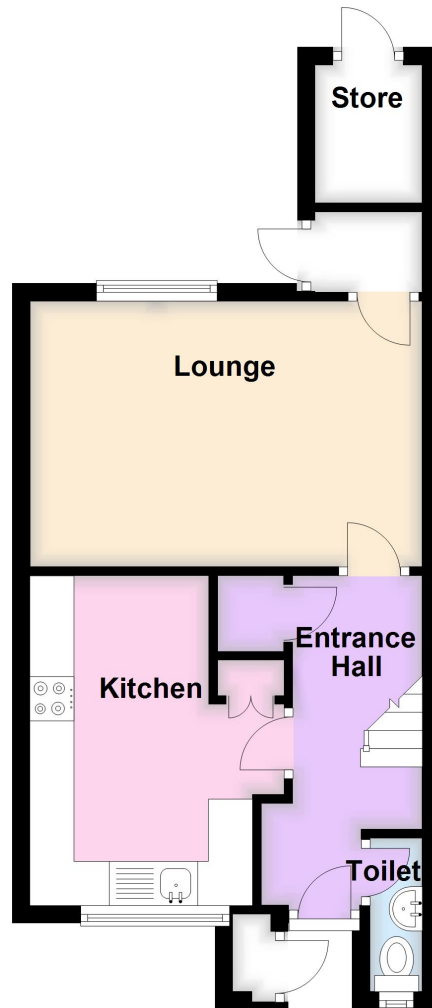
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

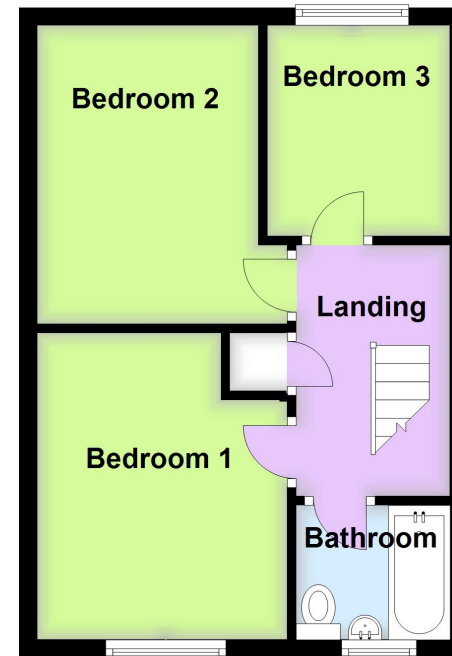
Ground Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.4 sq. feet)




Total area: approx. 67.2 sq. metres (723.2 sq. feet)

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 84 |
| (81-91) | B | | |
| (69-80) | C | | 63 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |  |