



£169,950

6 Berkeley Place, Boston, Lincolnshire PE21 7UA

SHARMAN BURGESS

**6 Berkeley Place, Boston, Lincolnshire
PE21 7UA
£169,950 Freehold**

A modern, end of terrace property situated in a highly sought after residential location, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, ground floor cloakroom, kitchen diner, lounge, three bedrooms to the first floor and a four piece family bathroom. Further benefits include gas central heating, uPVC double glazing, enclosed garden to the rear and allocated parking to the immediate front of the property.

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase leading off, radiator, coved cornice, ceiling light point, under stairs storage cupboard.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, pedestal wash hand basin with mixer tap and tiled splashback, extractor fan, coved cornice, ceiling light point, radiator.



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KITCHEN DINER

14' 0" (maximum) x 8' 10" (maximum) (4.27m x 2.69m)
Having roll edge work surfaces with matching upstands, stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring gas hob with stainless steel extractor above, plumbing for automatic washing machine, space for twin height fridge freezer, dual aspect windows, coved cornice, ceiling recessed lighting, wall mounted Ideal Logic gas central heating boiler.

LOUNGE

16' 3" (maximum) x 10' 10" (maximum) (4.95m x 3.30m)
Having French doors leading to the rear garden, window to rear elevation, radiator, coved cornice, ceiling light point, wall mounted digital central heating timer.

FIRST FLOOR LANDING

Having coved cornice, ceiling light point, access to loft space.

BEDROOM ONE

13' 3" (maximum) x 9' 1" (maximum) (4.04m x 2.77m)
Having window to rear elevation, radiator, coved cornice, ceiling light point.

BEDROOM TWO

11' 5" x 8' 0" (3.48m x 2.44m)
Having window to front elevation, radiator, coved cornice, ceiling light point.



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BEDROOM THREE

8' 0" (including stair bulkhead) x 7' 10" (2.44m x 2.39m)

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

BATHROOM

Being fitted with a four piece suite comprising pedestal wash hand basin, panelled bath with mixer tap and tiled splashback, push button WC, shower cubicle with shower within and fitted shower screen, obscure glazed window to rear elevation, extractor fan, heated towel rail, coved cornice, ceiling recessed lighting.

EXTERIOR

To the front, there is an allocated parking space.

REAR GARDEN

Being initially laid to a paved seating area, leading to the remainder of the garden which is laid to artificial grass to the majority and also houses a raised decked seating area. The garden is fully enclosed by fencing.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

07012026/29653403/WHI



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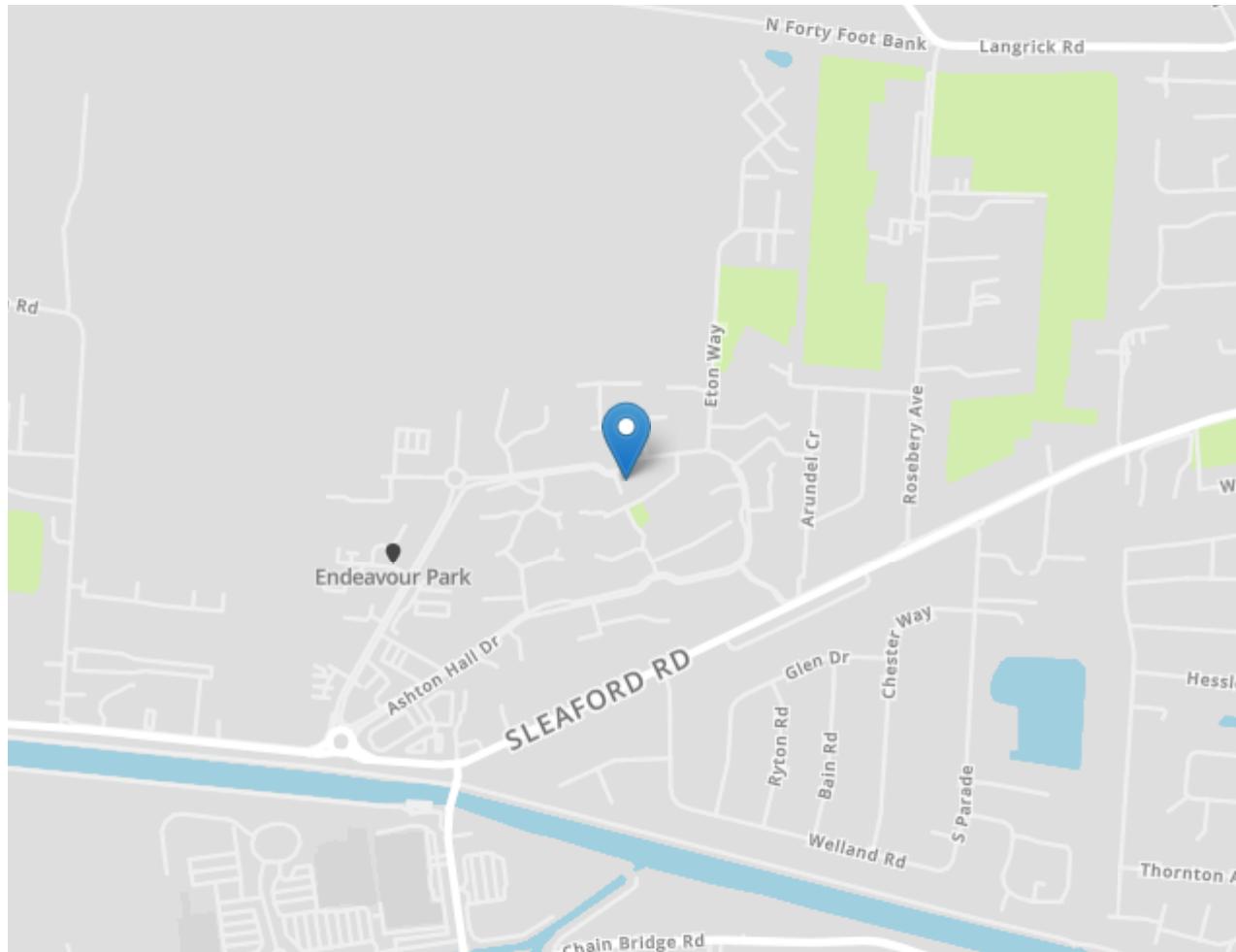
AGENT'S NOTES

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.

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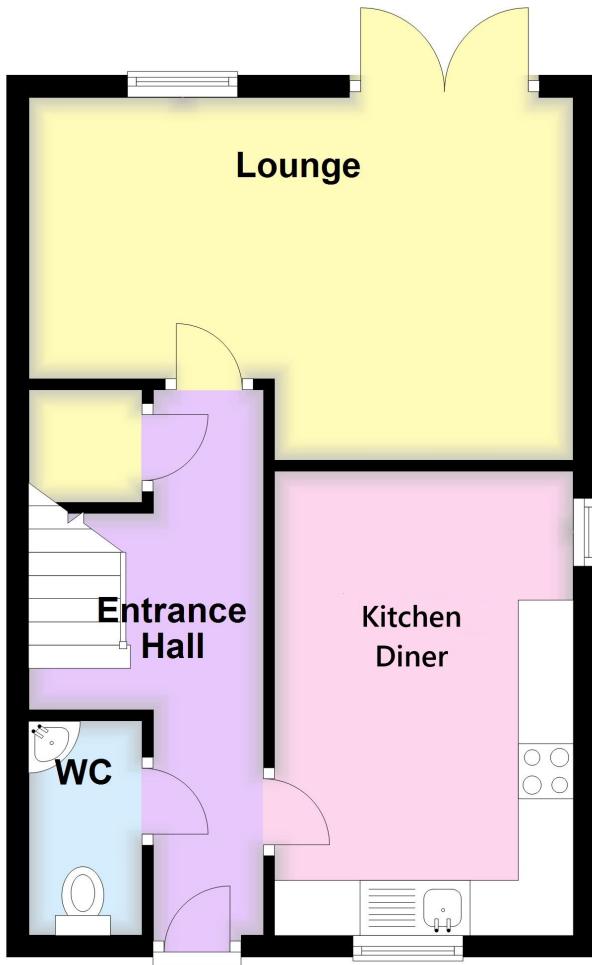
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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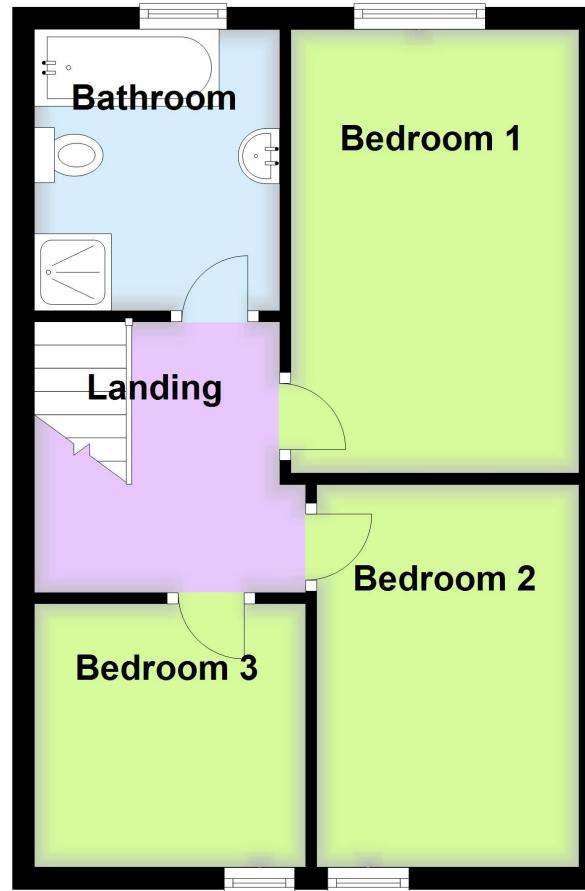
Ground Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.4 sq. feet)



Total area: approx. 76.0 sq. metres (818.5 sq. feet)

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