



**£149,950**

8 Forbes Road, Boston, Lincolnshire PE21 0PD

**SHARMAN BURGESS**



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**PE21 0PD**  
**£149,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having a partially obscure glazed front entrance door, staircase leading off, under stairs storage cupboard, radiator, coved cornice, two ceiling light points, built-in airing cupboard with slatted linen shelving and radiator within.

**GROUND FLOOR CLOAKROOM**

Being fitted with a two piece suite comprising push button WC and wash hand basin with tiled splashback. Obscure glazed window, radiator, coved cornice, ceiling light point.

A modern, spacious, two bedroomed semi-detached property, being extremely well presented throughout by the current vendor. Accommodation comprises an entrance hall, breakfast kitchen, lounge, ground floor cloakroom and a ground floor double bedroom. The main bedroom is situated on the first floor together with the four piece family bathroom. Further benefits include uPVC double glazing, gas central heating, off road parking and enclosed gardens to the rear.



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### **LOUNGE**

12' 7" (maximum) x 11' 2" (maximum) (3.84m x 3.40m)  
Having French double doors leading to the rear garden, radiator, coved cornice, ceiling light point, TV aerial point.

### **BREAKFAST KITCHEN**

12' 6" (maximum) x 8' 3" (3.81m x 2.51m)  
Having roll edge work surfaces with tiled splashbacks and inset stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for American style fridge freezer, integrated electric oven and grill, four ring hob with fume extractor above, space for condensing tumble dryer, plumbing for automatic washing machine, wall mounted Worcester gas central heating boiler, coved cornice, ceiling recessed lighting, window to rear aspect, obscure glazed door to exterior, wall mounted electric consumer unit.

### **GROUND FLOOR BEDROOM TWO**

10' 7" x 8' 6" (3.23m x 2.59m)  
Having window to front aspect, radiator, coved cornice, ceiling light point, built-in double wardrobe with hanging rail within.

### **FIRST FLOOR LANDING**

Having a Fakro roof light window to front aspect, radiator, access to eaves storage, ceiling light point, access to loft space which the vendor informs the agent is boarded to the majority.



**SHARMAN  
BURGESS** Est 1996



### BEDROOM ONE

14' 10" (maximum into dormer window) x 13' 2" (maximum) (4.52m x 4.01m)

Having dormer window to front aspect, radiator, ceiling light point, TV aerial point, two built-in wardrobes with hanging rails within.

### FAMILY BATHROOM

Being fitted with a four piece suite comprising shower cubicle with wall mounted mains fed shower and fitted shower screen, pedestal wash hand basin, push button WC and panelled bath. Tiled splashbacks, Fakro roof light window, radiator, access to eaves storage, ceiling recessed lighting.

### EXTERIOR

To the front, the property benefits from a dropped kerb leading to a tarmac and gravelled driveway which provides off road parking. Paved access leads to the front entrance door. There is a small grassed front garden.

To the rear, the property benefits from a well maintained rear garden initially laid to a paved patio seating area, with the remainder being predominantly laid to lawn. The garden is fully enclosed by fencing and houses a timber storage shed which is to be included within the sale.

### SERVICES

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

### REFERENCE

20022024/27311893/WOO





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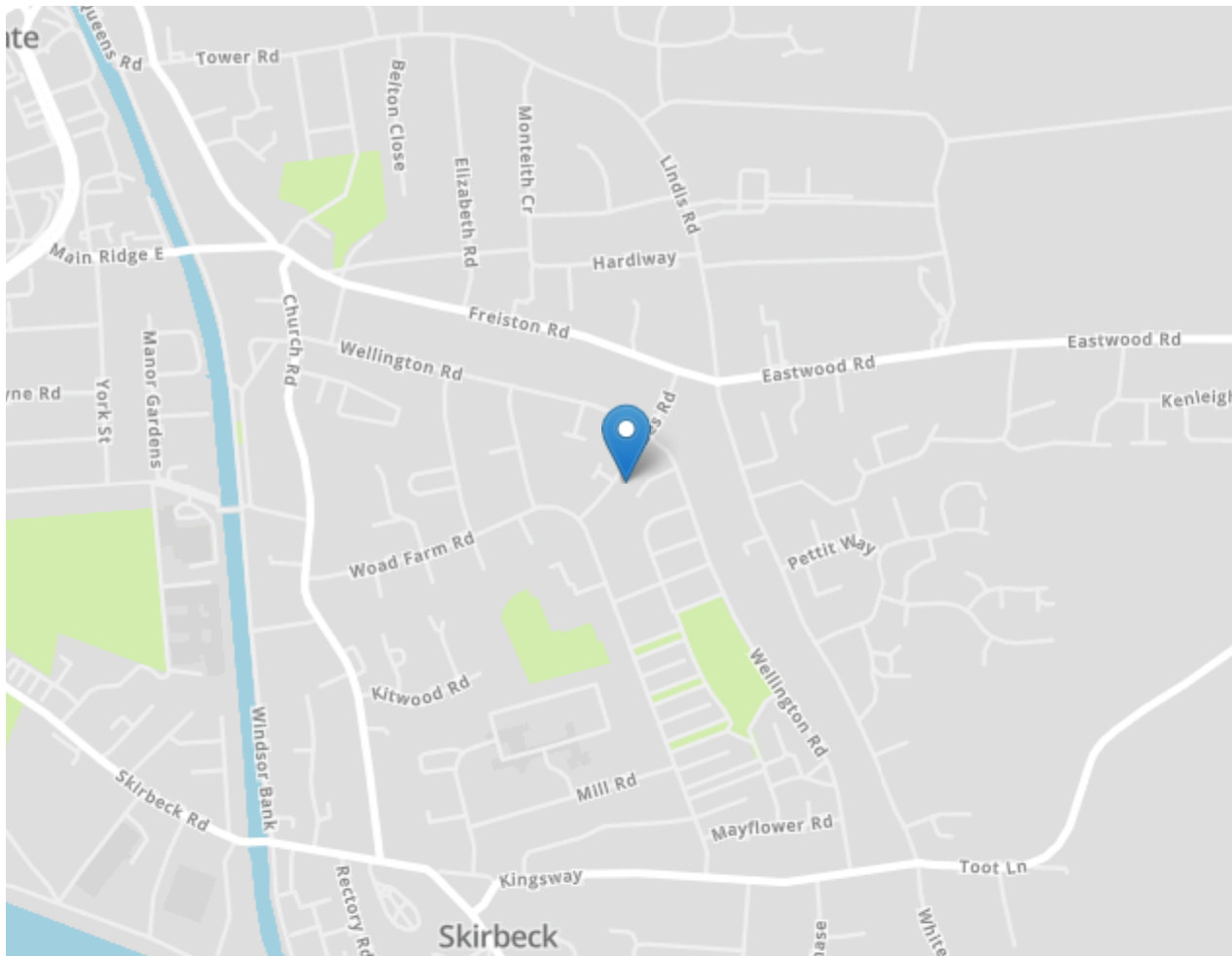
## AGENT'S NOTES

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.

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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.

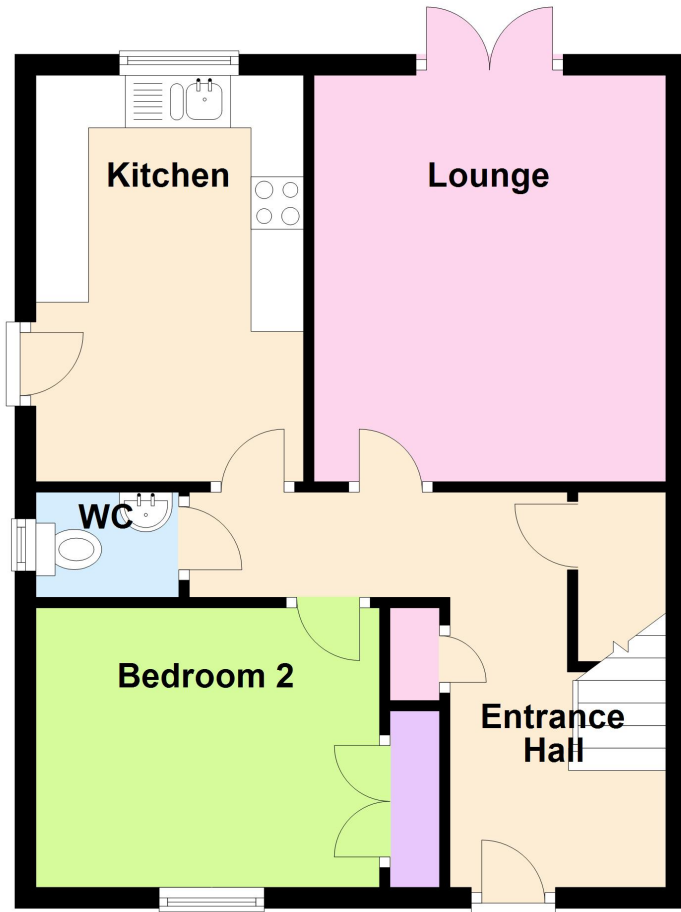


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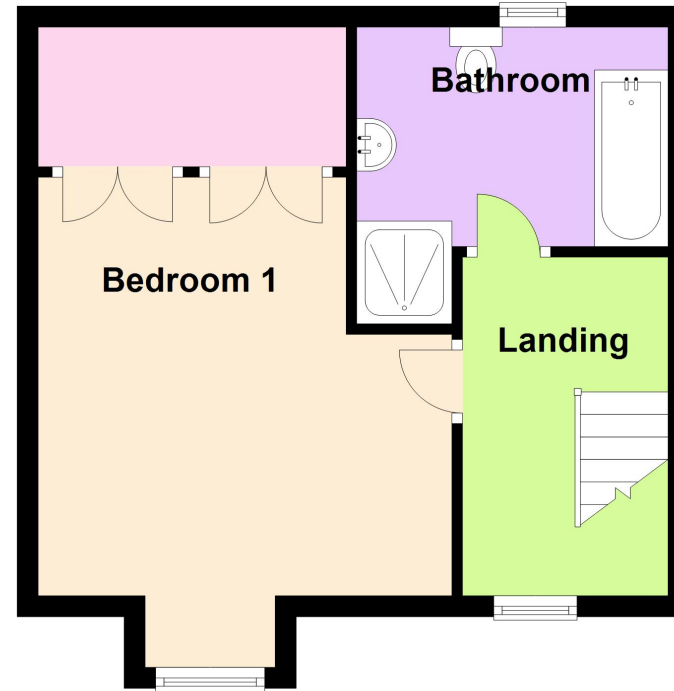
## Ground Floor

Approx. 46.3 sq. metres (498.6 sq. feet)



## First Floor

Approx. 33.3 sq. metres (358.2 sq. feet)



Total area: approx. 79.6 sq. metres (856.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	73	
(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