



£179,950

2 Dover Terrace, Boston, Lincolnshire PE21 8FG

SHARMAN BURGESS





A modern three storey town house with well proportioned accommodation comprising entrance hall, lounge open plan through to kitchen, four bedrooms arranged over two floors, en-suite shower room to bedroom one and family bathroom. Further benefits include gas central heating and uPVC double glazing throughout.

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase rising to first floor landing, ceiling light point.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising corner wash hand basin with tiled splashback, push button WC, radiator, ceiling light point, extractor fan.

LOUNGE

15' 0" x 14' 9" (maximum) (4.57m x 4.50m)

Having French doors leading to the rear garden, radiator, ceiling light point, open plan through to: -

KITCHEN

12' 2" x 8' 5" (3.71m x 2.57m)

Having counter tops with stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring gas hob, wall mounted Ideal gas central heating boiler, plumbing for automatic washing machine, radiator, ceiling light point, window to front elevation.

FIRST FLOOR LANDING

Having staircase rising from entrance hall, further staircase rising to second floor landing.

BEDROOM TWO

15' 1" x 10' 6" (4.60m x 3.20m)

Having two French doors with Juliet balconies to the rear elevation, radiator, ceiling light point.

BATHROOM

Being fitted with a three piece suite comprising panelled bath with shower attachment and tiled splashback, push button WC, pedestal wash hand basin with tiles splashback, radiator, ceiling recessed lighting, extractor fan.

BEDROOM FOUR

9' 5" (maximum) x 15' 1" (maximum) (2.87m x 4.60m)

Having two French doors with Juliet balconies to front elevation, two ceiling light points, radiator.

SECOND FLOOR LANDING

With storage cupboard

BEDROOM ONE

15' 0" x 10' 6" (4.57m x 3.20m)

Having two windows to rear elevation, radiator, ceiling light point.

EN-SUITE SHOWER ROOM

Having pedestal wash hand basin, tiled splashback, push button WC, shower cubicle with mains fed shower with tiling within and fitted shower screen, radiator, ceiling recessed lighting, extractor fan.

BEDROOM THREE

9' 3" (maximum) x 15' 1" (maximum) (2.82m x 4.60m)

Having two windows to front elevation, radiator, ceiling light point, built-in double wardrobe with hanging rail and shelving within.

EXTERIOR

The rear garden initially comprises a paved patio seating area, leading to the remainder which is laid to lawn. The garden is enclosed by fencing.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

11082025/29431211/END

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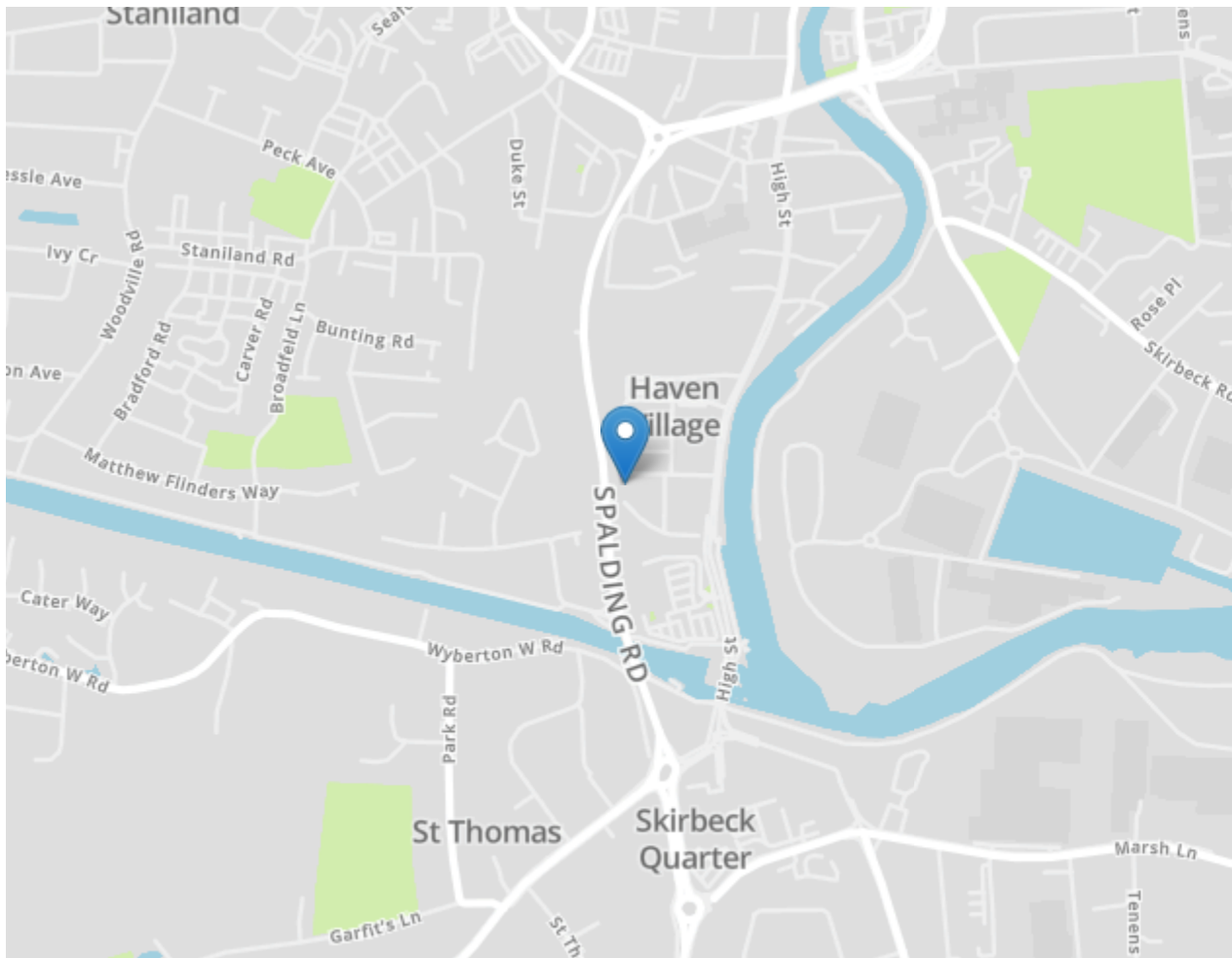
AGENT'S NOTES

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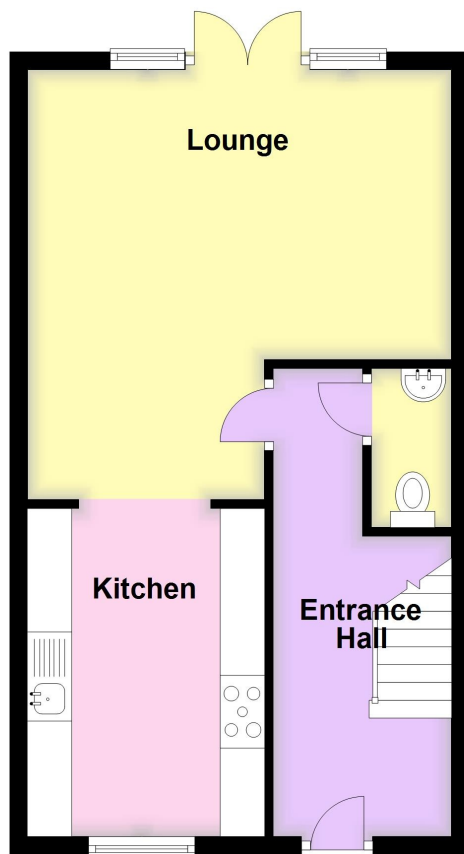
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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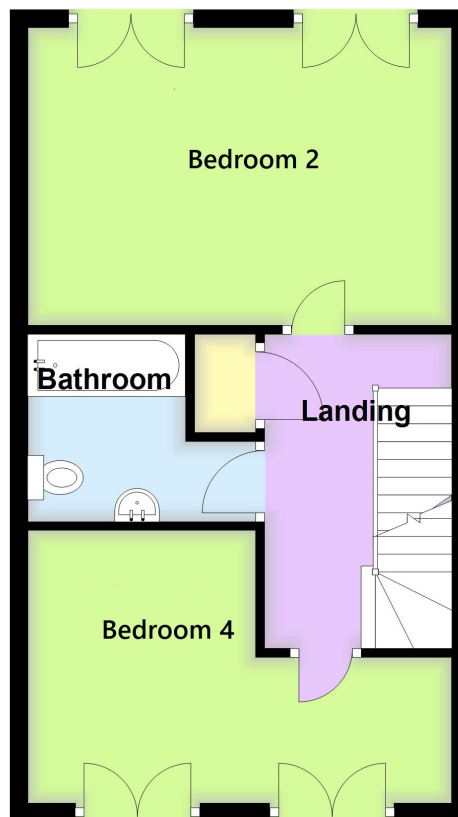
Ground Floor

Approx. 41.1 sq. metres (442.1 sq. feet)



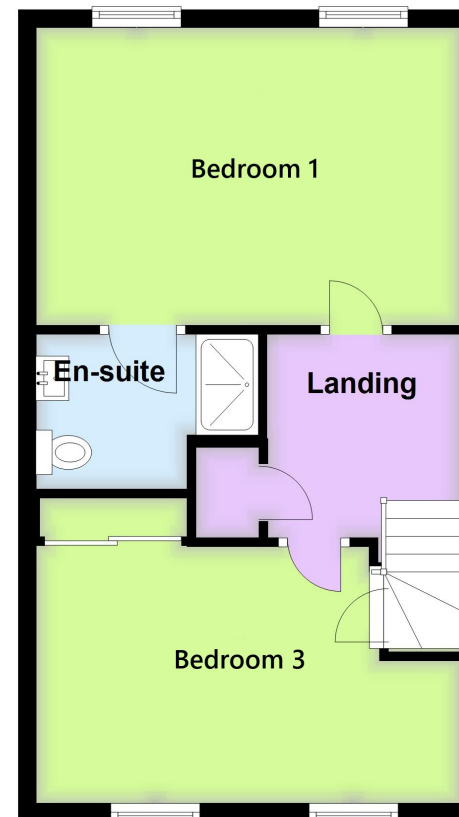
First Floor

Approx. 42.7 sq. metres (459.2 sq. feet)



Second Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



Total area: approx. 125.3 sq. metres (1348.5 sq. feet)

**SHARMAN
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