



£149,950

57 Wells Place, Wyberton, Boston, Lincolnshire PE21 7NJ

SHARMAN BURGESS

**57 Wells Place, Wyberton, Boston,
Lincolnshire PE21 7NJ
£149,950 Freehold**

ACCOMMODATION

The property is entered via steps leading up to a front entrance door with wall mounted exterior light, providing access to: -

KITCHEN

15' 0" (maximum measurement) x 8' 7" (4.57m x 2.62m)

Having fitted work surfaces with inset single drainer stainless steel sink unit, range of base cupboards and drawers with matching wall mounted cupboards, integrated Zanussi appliances comprising stainless steel gas hob with fume extractor hood above and electric fan assisted oven and microwave set in housing unit, plumbing for automatic washing machine, space for upright fridge freezer, radiator, telephone point, smoke alarm.

Ideal for investment or first time buyers alike is this good sized modern two bed roomed mid terraced house being sold with the benefit of NO ONWARD CHAIN. Comprises lounge diner, fitted kitchen, downstairs WC and bathroom. Gas central heating. Fully enclosed rear garden and allocated parking space.



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CLOAKROOM

Being fitted with a white suite comprising dual flush WC, hand basin with tiled splashback, radiator, extractor fan.

LOUNGE DINER

15' 0" (maximum measurement) x 12' 11" (4.57m x 3.94m)
Having radiator, TV aerial point, telephone point, smoke alarm, digital central heating programmer, uPVC double glazed French doors leading to the rear garden, staircase leading off.

STAIRS & LANDING

Having access to roof space, built-in cupboard housing the Potterton wall mounted gas central heating boiler.

BEDROOM ONE (REAR)

12' 6" (maximum measurement) x 10' 5" (maximum measurement) (3.81m x 3.17m)

Having radiator, built-in double doored wardrobe, TV aerial point, digital central heating programmer.

BEDROOM TWO (REAR)

11' 2" (maximum measurement) x 8' 3" (maximum measurement) (3.40m x 2.51m)

With radiator.

BATHROOM

6' 4" x 5' 6" (1.93m x 1.68m)

Being fitted with a white suite comprising panelled bath with built-in mixer shower above and fitted splash screen complimented by a fully tiled splash surround, built-in furniture incorporating hand basin with cupboard beneath and enclosed dual flush WC, radiator, extractor fan, electric shaver point.



**SHARMAN
BURGESS** Est 1996

EXTERIOR

To the front of the property is a small garden area.

To the rear the property benefits from a fully enclosed garden comprising lawn with paved patio served by wall mounted exterior light and outside cold water tap. A pedestrian hand gate provides access to the rear parking area within which the property benefits from its own allocated parking space in addition to use of the shared visitor spaces.

SERVICES

Mains water, electricity, gas and drainage are connected. A gas central heating system is installed. The property is fitted with uPVC double glazed windows throughout.

AGENTS NOTE

Situated on this popular modern development by the well known and reputable local builders Chestnut Homes, the development is managed by The Quadrant Boston Management Co Ltd to which there is an annual charge payable, which for the year to 31st October 2023 is £184.72.

In accordance with Section 21 of The Estate Agents Act 1979 prospective purchasers are advised that the Vendors are a relative of an employee of Sharman Burgess.

REFERENCE

26826902/05102023/PEA



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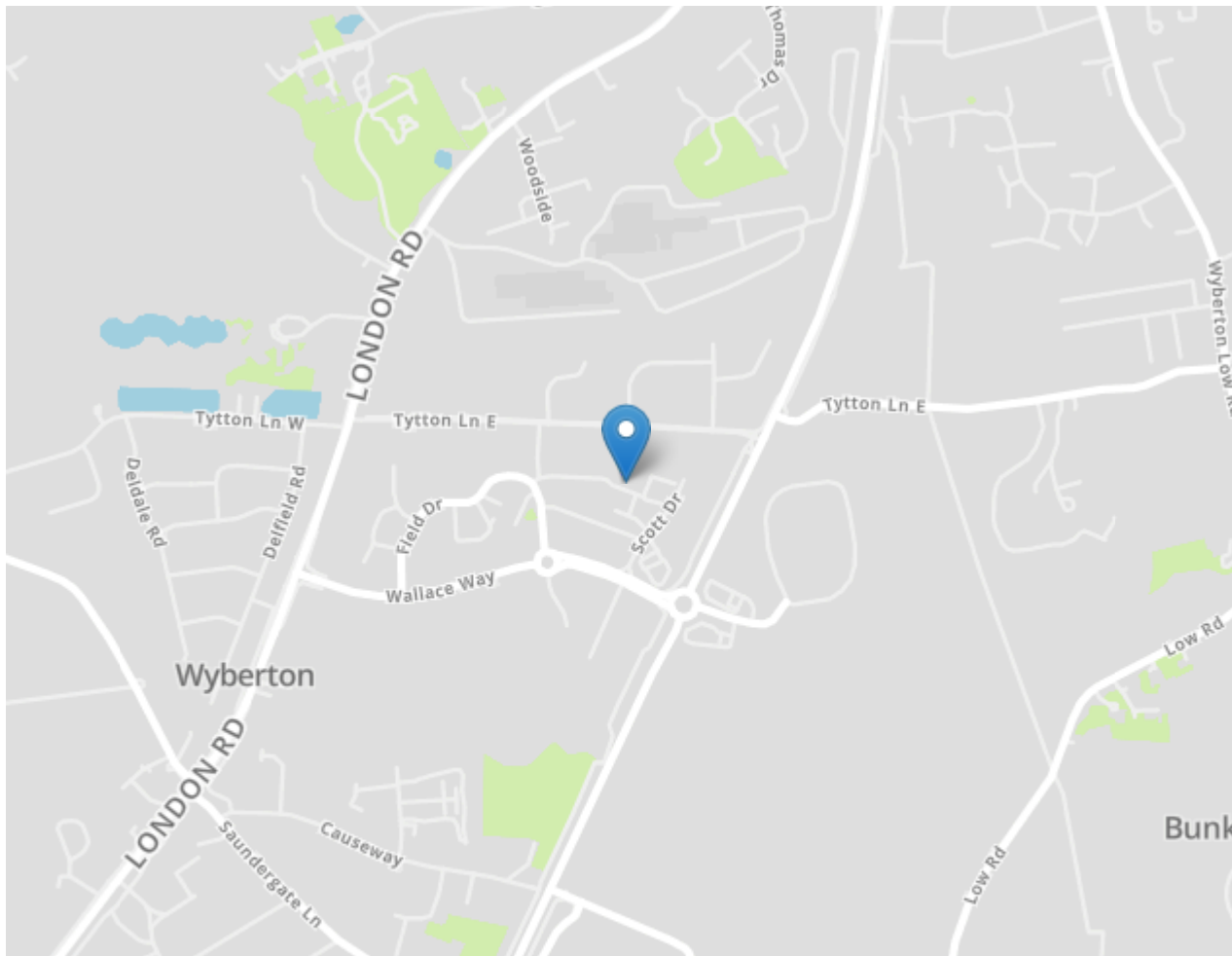
AGENT'S NOTES

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.

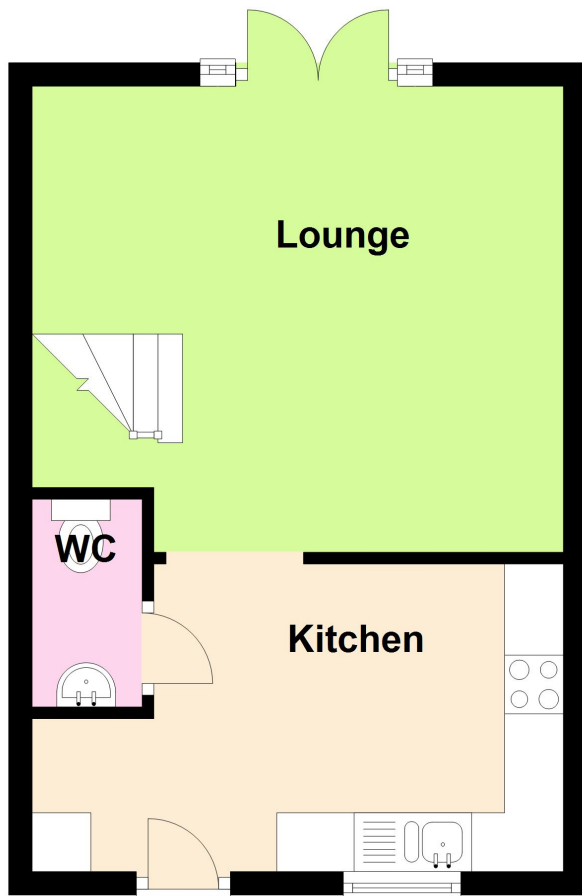
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

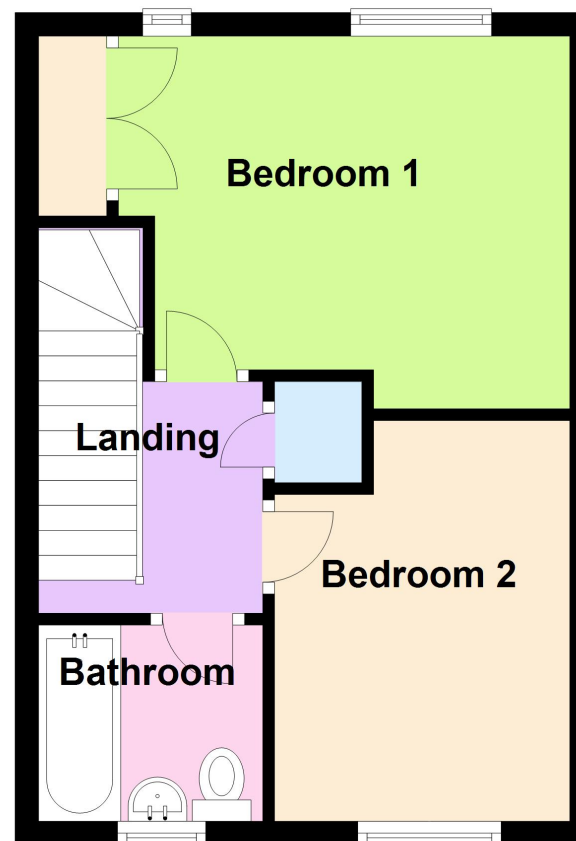
Ground Floor

Approx. 30.2 sq. metres (325.1 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.1 sq. feet)



Total area: approx. 60.4 sq. metres (650.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	83	
(69-80)	C		
(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	