



£84,950

29 Threadneedle Street, Boston, Lincolnshire PE21 6SP

SHARMAN BURGESS



Situated within Boston Town Centre, this first floor flat is conveniently located for easy access to amenities. Accommodation comprises an entrance hall with stairs rising to first floor landing, lounge, kitchen, bedroom and a three piece bathroom. Further benefits include a large integrated garage to the ground floor.

ACCOMMODATION

ENTRANCE HALL

Having side entrance door, staircase rising to: -

FIRST FLOOR LANDING

Having Velux window, ceiling light point, electric night storage radiator, airing cupboard housing the hot water cylinder, over stairs storage cupboard.

LOUNGE

11' 8" (maximum) x 11' 2" (maximum) (3.56m x 3.40m)

Having window to front aspect, electric night storage radiator, ceiling light point, access to roof space. Archway through to: -

KITCHEN

9' 3" x 6' 3" (2.82m x 1.91m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer, base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring electric hob with fume extractor above, space for fridge or freezer, Velux window, ceiling light point.

BEDROOM

11' 8" (maximum) x 10' 10" (maximum) (3.56m x 3.30m)

Having window to side aspect, electric night storage radiator, ceiling light point.

BATHROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin, panelled bath with wall mounted Mira shower above and fitted shower screen, Dimplex wall mounted heater, electric heated towel rail, extractor fan, ceiling light point, Velux window.

LARGE INTEGRATED GARAGE

39' 3" (maximum) x 12' 0" (measurement taken at the widest point) (11.96m x 3.66m)

Having up and over door and lighting within.

SERVICES

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

REFERENCE

02092024/28166664/PER

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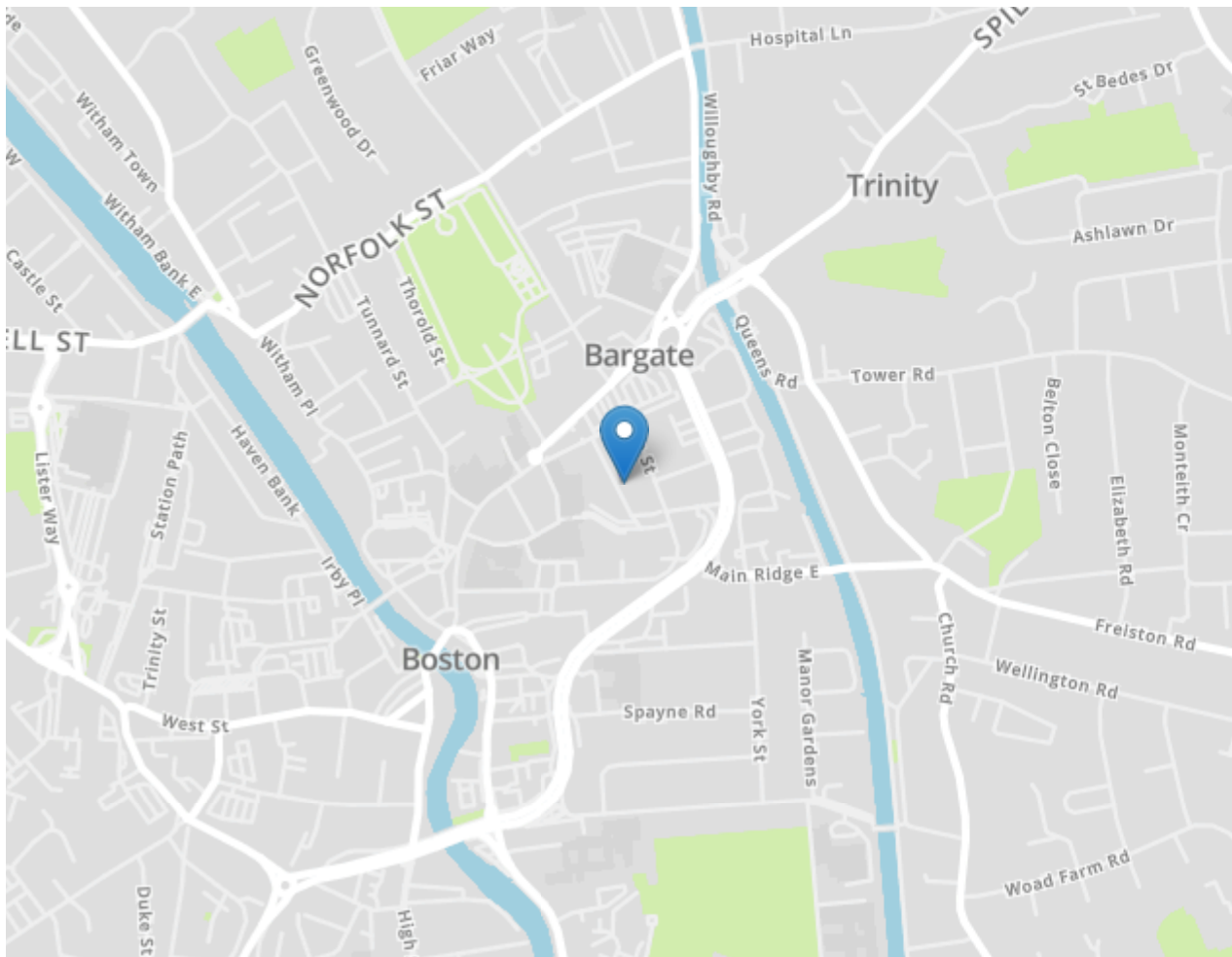
AGENT'S NOTES

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.

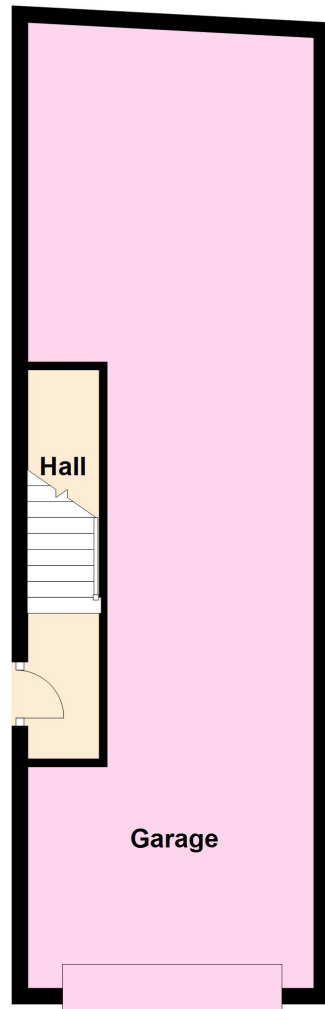
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

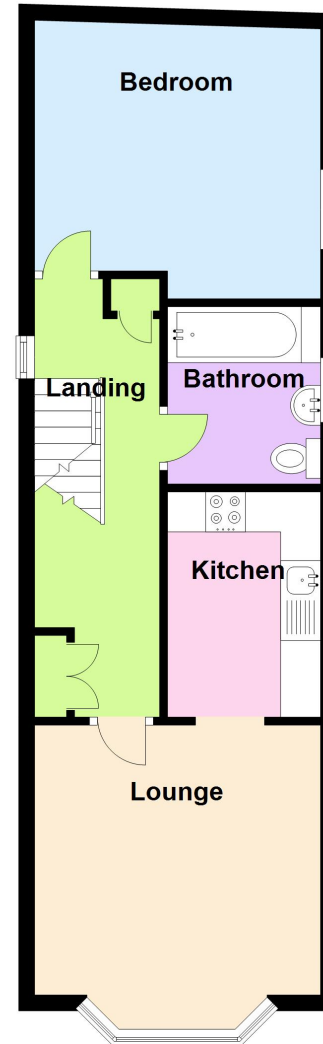
Ground Floor

Approx. 43.0 sq. metres (462.3 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.6 sq. feet)



Total area: approx. 86.8 sq. metres (934.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	48
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	