



Offers in Excess of £80,000

25 Trinity Street, Boston, Lincolnshire PE21 8RJ

SHARMAN BURGESS

25 Trinity Street, Boston, Lincolnshire PE21 8RJ

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ENTRANCE HALLWAY

Having a uPVC side entrance door with glazed panels, double glazed window to the side aspect and access to the roof space. Door leading to a kitchen diner, separate wc and shower room.

SHOWER ROOM

Having a double glazed window to the side aspect, extractor fan, fully tiled quadrant shower cubicle with mixer shower fitting and pedestal wash hand basin with tiled splash back.



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SEPARATE WC

Having a double glazed window to the side aspect, low level wc and an airing cupboard housing the hot water cylinder with shelving.

KITCHEN DINER

13' 9" x 9' 7" (4.19m x 2.92m)

Having a double glazed uPVC window to front aspect and electric storage heater. Fitted with work surfaces and tiled splashbacks, stainless steel sink and drainer with mixer tap, a range of wall and base level units, drawer units and further drawer units, space and plumbing for an automatic washing machine beneath, work surface return with inset electric oven (to be fitted), integrated oven (to be fitted) and cupboards beneath and cupboards over.

INNER HALL

Having coved cornice and a telephone point. Door to bedroom and a door to the lounge.



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LOUNGE

13' 9" x 11' 8" (4.19m x 3.56m)

Having double glazed windows to the front and side aspect, coved cornice and electric storage heater.

BEDROOM

9' x 11' 7" (2.74m x 3.53m)

Having a double glazed window to the front aspect, electric storage heater and coved cornice.

EXTERIOR

Having a shared courtyard area. Enclosed to the majority with a low level brick wall.

GARAGE/WORKSHOP

13' 11" x 9' 2" (4.24m x 2.79m)

Having an up and over door.

REFERENCE

4902938/120421/BRO



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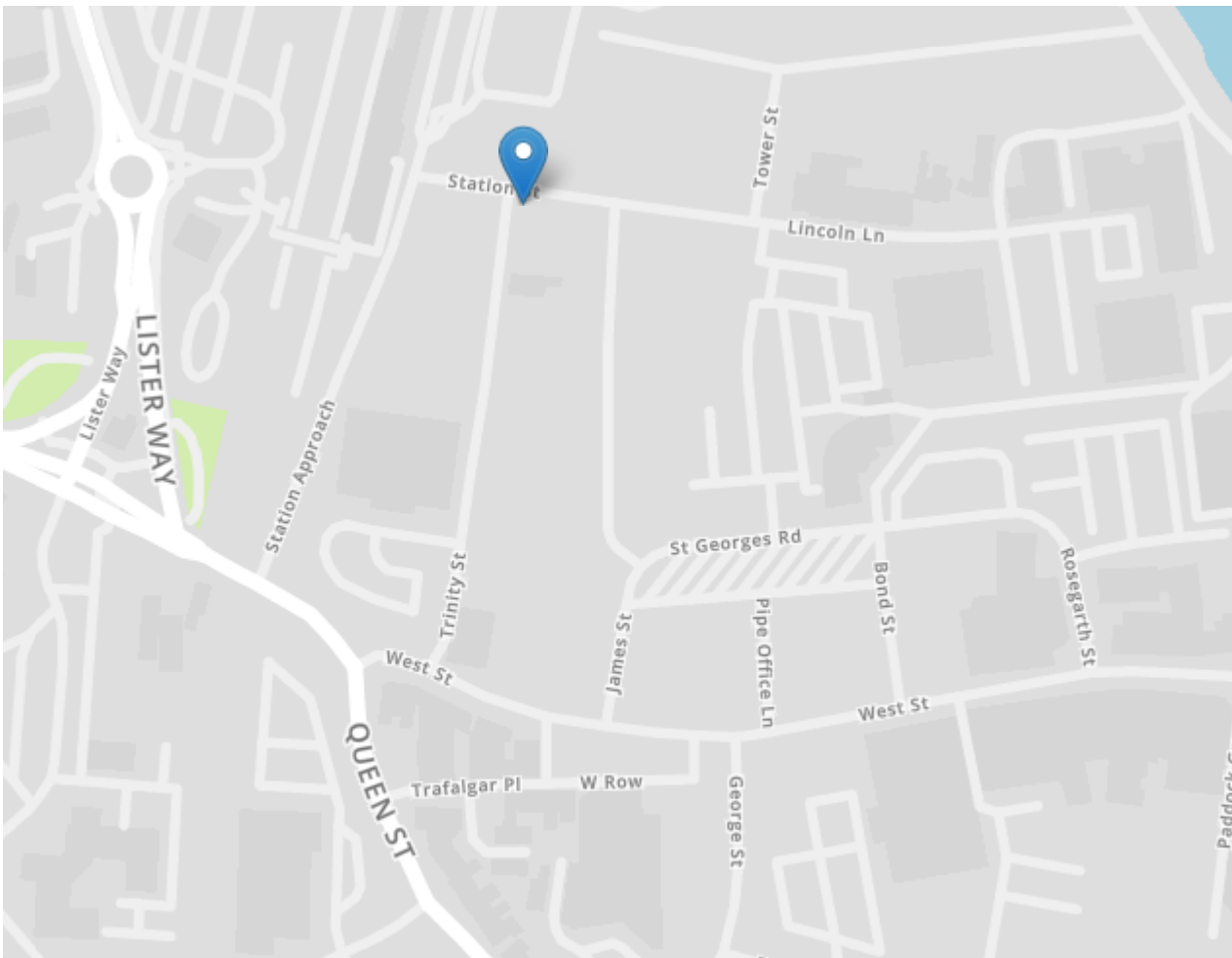
AGENT'S NOTES

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.

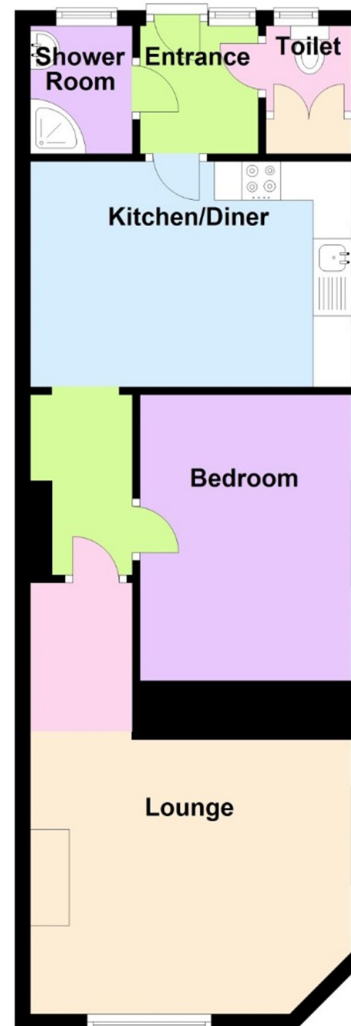
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 53.0 sq. metres (570.4 sq. feet)



Total area: approx. 53.0 sq. metres (570.4 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		