



£99,950

49 Castle Street, Boston, Lincolnshire PE21 8PR

SHARMAN BURGESS





A 2/3 bedroomed mid-terraced property situated close to Boston Town Centre and amenities, being offered for sale with NO ONWARD CHAIN and providing a great investment opportunity. Accommodation comprises a lounge, dining room, kitchen, ground floor bathroom and 2/3 bedrooms to the first floor. Further benefits include gas central heating and uPVC double glazing.

ACCOMMODATION

LOUNGE

10' 10" x 11' 2" (maximum including chimney breast) (3.30m x 3.40m)

Having partially obscure glazed front entrance door, window to front elevation, radiator, coved cornice, ceiling light point, fireplace with space for an electric fire, archway through to: -

DINING ROOM

12' 1" x 11' 0" (maximum including staircase) (3.68m x 3.35m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, staircase leading off.

KITCHEN

11' 7" x 6' 7" (3.53m x 2.01m)

Having wood trimmed work surfaces, inset one and a half bowl stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for electric cooker, wall mounted gas combination central heating boiler, window to side elevation, coved cornice, ceiling light point, space for twin height fridge freezer.

REAR ENTRANCE LOBBY

Having ceiling light point, coved cornice, obscure glazed rear entrance door, built-in cloak cupboard, sliding door to: -

GROUND FLOOR BATHROOM

7' 6" x 6' 4" (2.29m x 1.93m)

Being fitted with a panelled bath with mixer tap and hand held shower attachment, pedestal wash hand basin, WC, tiled splashbacks, heated towel rail, coved cornice, ceiling light point, obscure glazed window to side elevation.

FIRST FLOOR LANDING

Having ceiling light point.

BEDROOM ONE

11' 2" (maximum) x 10' 8" (maximum) (3.40m x 3.25m)

Having window to front elevation, radiator, coved cornice, ceiling light point.

BEDROOM TWO

12' 0" (maximum) x 8' 2" (maximum) (3.66m x 2.49m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, access to loft space, over stairs storage cupboard.

BEDROOM THREE

11' 7" (maximum) x 6' 7" (maximum with reduced head height) (3.53m x 2.01m)

Having window to rear elevation, radiator, ceiling light point.

EXTERIOR

The property benefits from an enclosed rear garden which is predominantly laid to concrete for ease of maintenance and is enclosed by fencing.

SERVICES

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

REFERENCE

16012025/28566401/BAI

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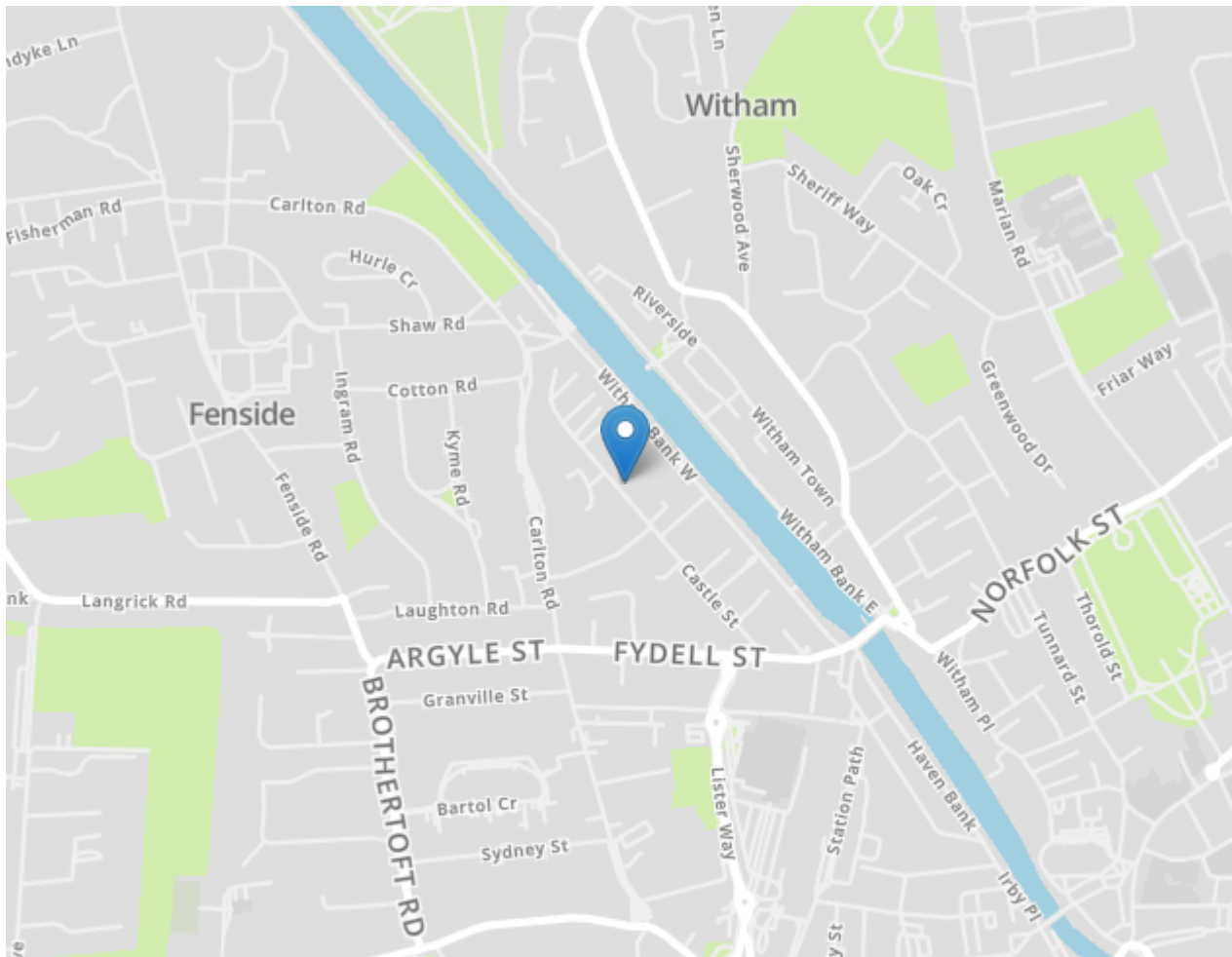
AGENT'S NOTES

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.

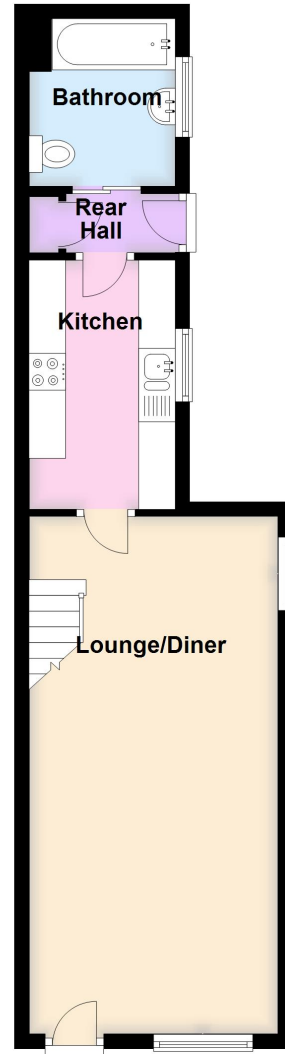
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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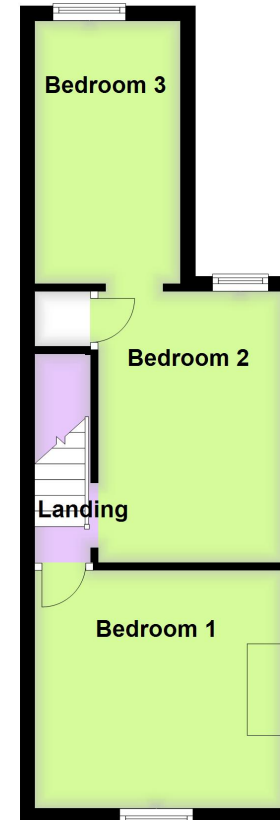
Ground Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



First Floor

Approx. 31.1 sq. metres (335.2 sq. feet)



Total area: approx. 68.7 sq. metres (740.0 sq. feet)

**SHARMAN
BURGESS** Est 1996

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC