



£85,000

6 Nelson Way, Boston, Lincolnshire PE21 8TU

SHARMAN BURGESS

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PE21 8TU
£85,000 Leasehold**

ACCOMMODATION

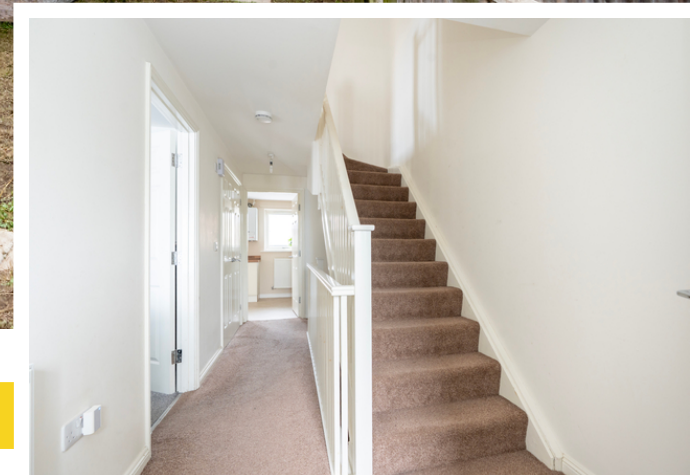
ENTRANCE HALL

Having front entrance door, wood laminate flooring, telephone point, radiator, staircase rising to first floor.

FIRST FLOOR LANDING

Having staircase rising from entrance hall, doors to lounge, kitchen diner, cloakroom and built-in double cupboard, staircase rising to second floor.

A modern, 50% SHARED OWNERSHIP, three storey end of terrace property situated closed to Boston Town Centre and its amenities with 30ft long garage. Accommodation comprises a ground floor entrance hall, lounge, L-shaped kitchen diner and cloakroom to first floor and three bedrooms and a family bathroom to the second floor. LEASHOLD. Ideally suited for FIRST TIME BUYERS.



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KITCHEN DINER

14' 4" (maximum) x 16' 5" (maximum) (4.37m x 5.00m) - L - shaped room

Being fitted with a range of wall and base level units, areas of work surfaces, inset one and a half bowl stainless steel sink and drainer with mixer tap over, integrated oven, four ring gas hob with stainless steel extractor fan, space for standard height fridge freezer, radiator, dual aspect double glazed windows, wall mounted central heating boiler.

LOUNGE

15' 7" x 9' 4" (4.75m x 2.84m)

Having double glazed window to side elevation, double glazed patio doors with Juliet balcony to front elevation, TV aerial point, radiator.

CLOAKROOM

Having low level WC, wall mounted wash hand basin with tiled splashback, radiator, extractor fan, double glazed window to front elevation.

SECOND FLOOR LANDING

Having doors to bedrooms and family bathroom.

BEDROOM ONE

9' 3" x 16' 5" (2.82m x 5.00m)

Having double glazed windows to front elevation, radiator, telephone point, TV aerial point.

BEDROOM TWO

14' 8" x 9' 3" (4.47m x 2.82m)

Having dual aspect double glazed windows, radiator.



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BEDROOM THREE

11' 0" x 6' 8" (3.35m x 2.03m)

Having double glazed window to rear elevation, radiator.

FAMILY BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and wall mounted electric shower above and fitted shower screen, pedestal wash hand basin, low level WC, tiled splashbacks, radiator, extractor fan, ceiling fan light, electric shaver point.

EXTERIOR

The property benefits from a rear garden comprising a paved patio seating area and timber garden shed. The garden is fully enclosed by fencing.

GARAGE

30' 7" x 16' 5" (maximum) narrowing to 10' 11" (9.32m x 5.00m narrowing to 3.33m)

Having up and over door to front, under stairs storage cupboard, door to rear garden, served by tap, power and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

AGENTS NOTE

The property is to be purchased on a 50% shared ownership with Platform Homes owning the remaining 50%. The rent payable for the remaining share is £231.71 per calendar month. There is also a service charge of £41.10 per calendar month resulting in a total payment of £272.81 per calendar month. Prospective purchasers should be aware that there will be an application process to complete with Platform Homes. The property is subject to a local connection criteria, details of which are available from the selling agents office.

REFERENCE

14072025/29297484/DAU



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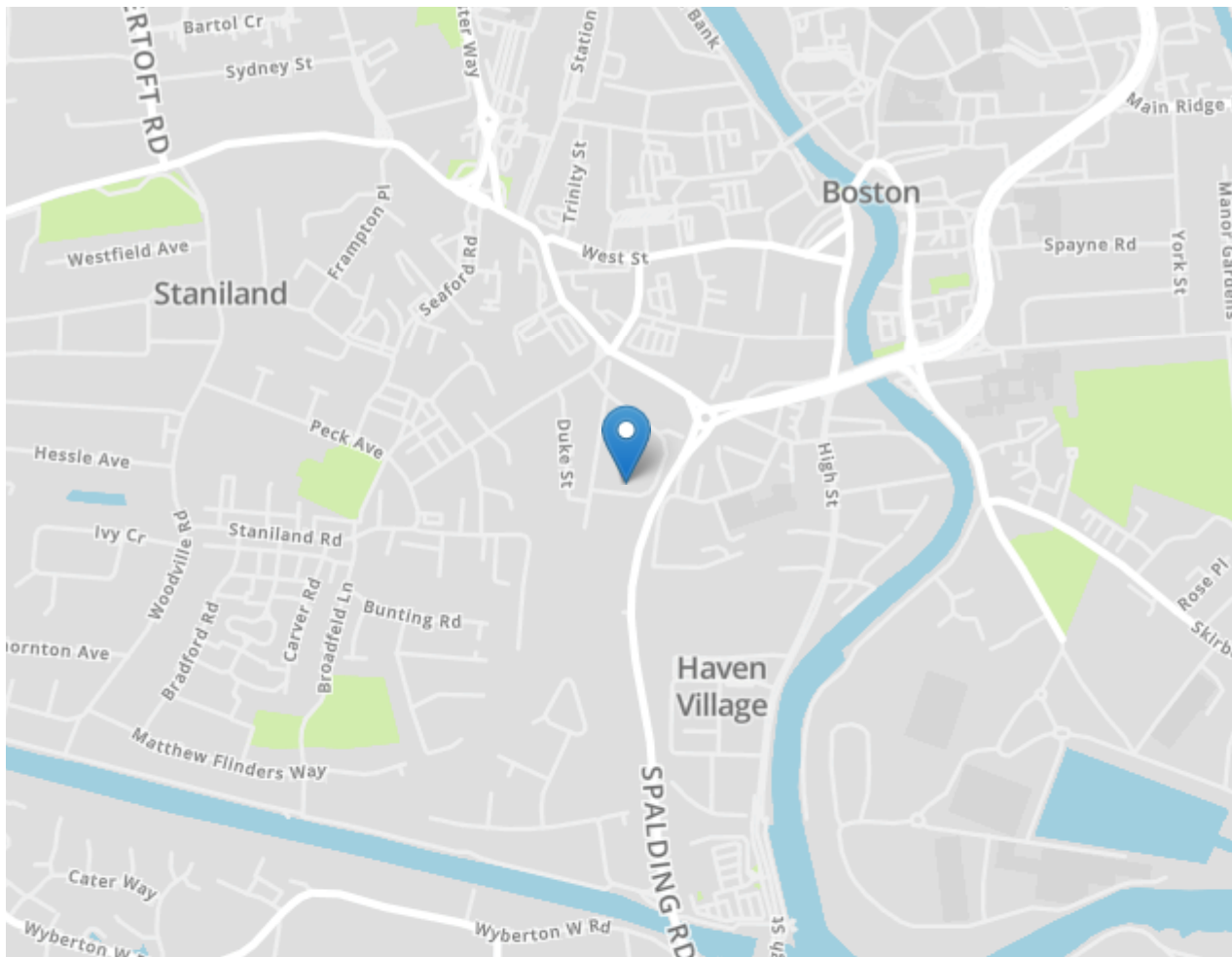
AGENT'S NOTES

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.

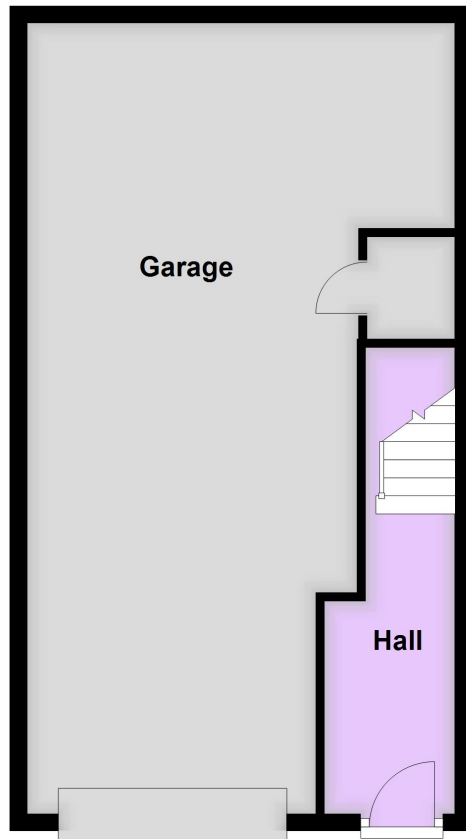
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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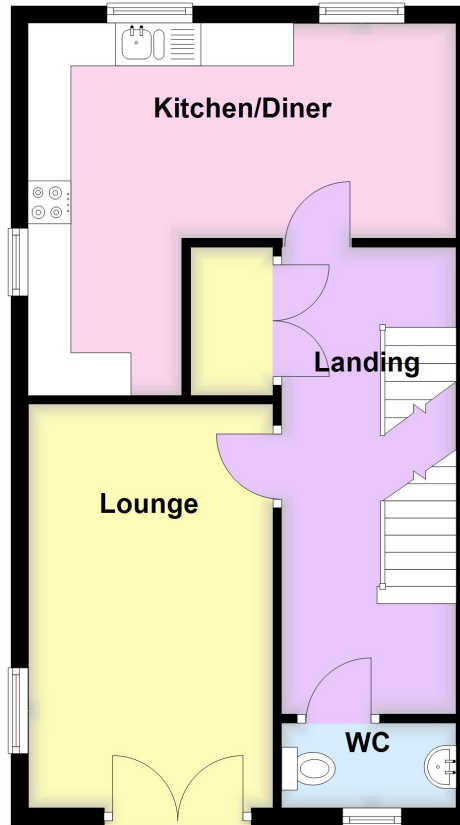
Ground Floor

Approx. 46.2 sq. metres (497.8 sq. feet)



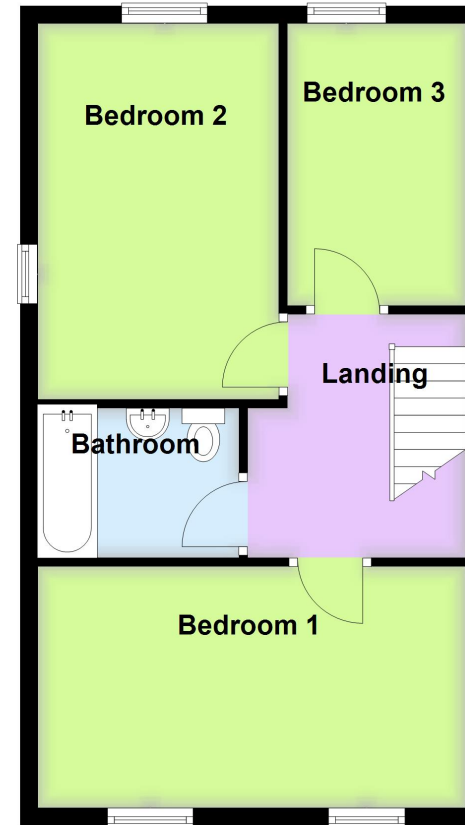
First Floor

Approx. 45.9 sq. metres (493.7 sq. feet)



Second Floor

Approx. 45.7 sq. metres (491.8 sq. feet)



Total area: approx. 137.8 sq. metres (1483.2 sq. feet)

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t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	86
(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	