



**£115,000**

54 King Street, Boston, Lincolnshire PE21 8UU

**SHARMAN BURGESS**

**54 King Street, Boston, Lincolnshire**  
**PE21 8UU**  
**£115,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having side entrance door, staircase leading off.

**LOUNGE/GROUND FLOOR BEDROOM**

11' 7" (maximum including chimney breast) x 10' 9" (3.53m x 3.28m)

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

A great investment opportunity to purchase an end of terrace property with 2/3 lettable rooms, one of which has an en-suite bathroom. Accommodation comprises a living room, kitchen and an additional ground floor shower room. The property benefits from gas central heating, UPVC double glazing and communal gardens to the rear. The property has been well maintained by the current owner and is offered for sale with NO ONWARD CHAIN.



**SHARMAN BURGESS**



### LIVING/DINING ROOM

11' 7" (including recess and chimney breast) x 11' 8" (3.53m x 3.56m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, under stairs storage cupboard housing the wall mounted electric fuse box. Open plan through to: -

### KITCHEN

11' 0" x 7' 1" (3.35m x 2.16m)

Having a modern fitted kitchen comprising counter tops, 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, integrated oven and grill, four ring electric hob, window to side elevation, obscure glazed rear entrance door, tiled floor, ceiling light point, wall mounted extractor fan, sliding door to: -

### GROUND FLOOR SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit, shower cubicle with wall mounted mains fed shower within and fitted shower screen, tiled floor, fully tiled walls, extractor fan, ceiling light point, access to loft space, obscure glazed window to side elevation, heated towel rail.

### FIRST FLOOR LANDING

With staircase rising from entrance hall.

### BEDROOM ONE

11' 8" (maximum into recess) x 11' 9" (3.56m x 3.58m)

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



**SHARMAN  
BURGESS** Est 1996

### EN-SUITE BATHROOM

Being fitted with a three piece suite comprising pedestal wash basin, panelled bath with mixer tap and hand held shower attachment, push button WC, tiled splashbacks, radiator, obscure glazed window to rear elevation, extractor fan, ceiling light point, built-in boiler cupboard housing the gas central heating boiler.

### BEDROOM TWO

11' 8" (maximum into recess) x 10' 2" (3.56m x 3.10m)

Having window to front elevation, radiator, ceiling light point, ornamental fireplace.

### EXTERIOR

To the rear, the property benefits from good sized communal rear gardens.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

01122025/28758255/DEN



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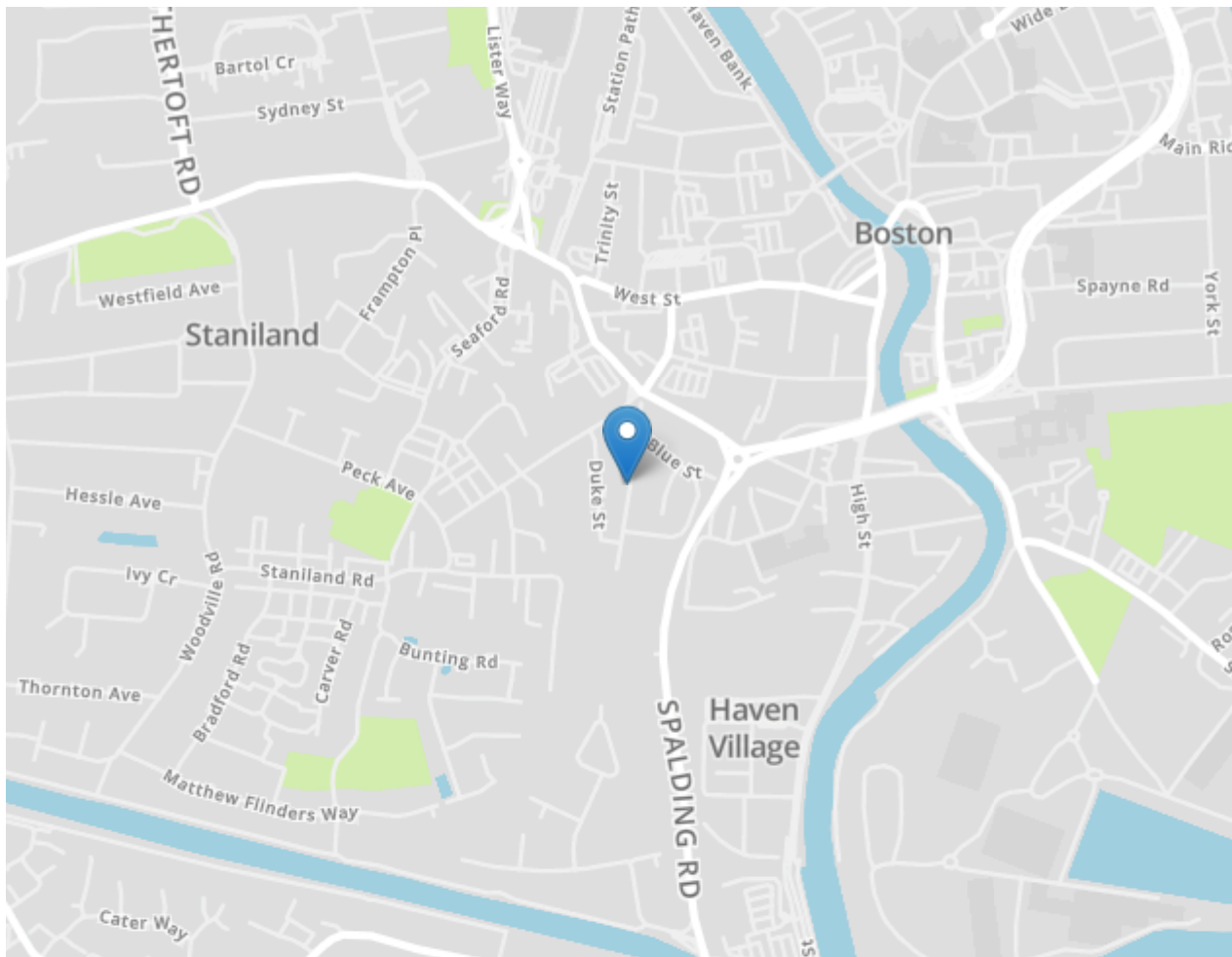
## AGENT'S NOTES

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.

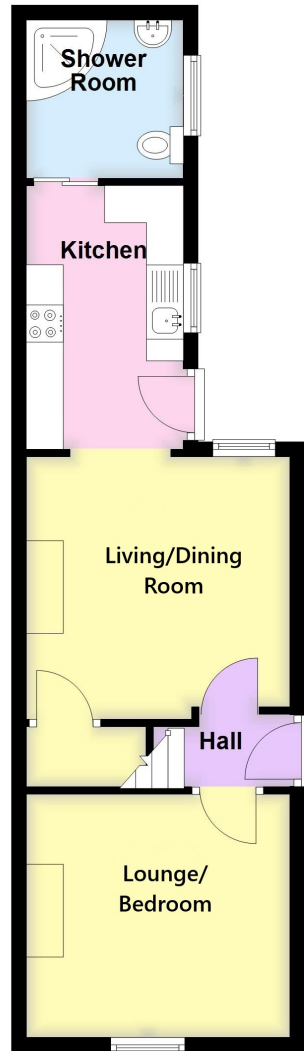
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

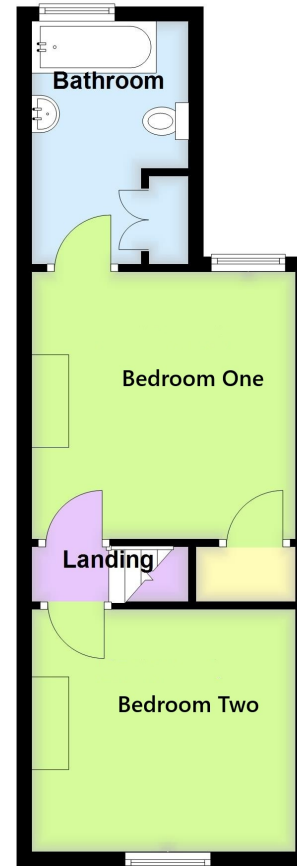
# Ground Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



# First Floor

Approx. 36.1 sq. metres (388.2 sq. feet)



Total area: approx. 75.3 sq. metres (810.2 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>71</b>
<small>EU Directive 2002/91/EC</small> <b>England, Scotland &amp; Wales</b>		