



£119,950

2 Hartley Street, Boston, Lincolnshire PE21 9BS

SHARMAN BURGESS

**2 Hartley Street, Boston, Lincolnshire
PE21 9BS
£119,950 Freehold**

A semi-detached property, being offered for sale with NO ONWARD CHAIN and having accommodation comprising a lounge with bay window, dining room, kitchen, utility room and ground floor shower. To the first floor, arranged off a landing are three independent bedrooms and a further family bathroom. Further benefits include gas central heating and rear garden.

ACCOMMODATION

ENTRANCE LOBBY

Having partially obscure glazed side entrance door, staircase leading off.

LOUNGE

14' 6" (taken into bay window and including chimney breast) x 13' 9" (4.42m x 4.19m)

Having bay window to front aspect, radiator, coved cornice, ceiling light point, fireplace with matching tiled inset and hearth and display surround.



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DINING ROOM

13' 9" x 12' 2" (maximum including chimney breast) (4.19m x 3.71m)

Having window to rear aspect, radiator, coved cornice, ceiling light point, gas fire, central heating thermostat, under stairs storage cupboard with coat hooks and shelving within.

KITCHEN

17' 0" x 8' 8" (5.18m x 2.64m)

Having roll edge work surfaces with inset stainless steel sink and drainer with mixer tap, base level storage units, drawer units and wall units, space for cooker, wall mounted Ideal gas central heating boiler, window to side aspect, ceiling mounted strip light, radiator.

UTILITY ROOM

8' 7" x 8' 0" (2.62m x 2.44m)

Having window to side aspect, ceiling light point, wall mounted electric heater, plumbing for automatic washing machine, access to roof space.

GROUND FLOOR SHOWER ROOM

Having pedestal wash hand basin, WC, shower cubicle with wall mounted electric shower and fitted shower screen, full tiled walls, extractor fan, ceiling light point, obscure glazed window to rear aspect, wall mounted electric heater.

FIRST FLOOR LANDING

Having two ceiling light points, radiator.

BEDROOM ONE

12' 2" (including chimney breast) x 13' 9" (3.71m x 4.19m)

Having dual aspect windows, radiator, ceiling light point, built-in wardrobe with hanging rail within.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

12' 3" (including chimney breast) x 11' 0" (3.73m x 3.35m)

Having window to rear aspect, radiator, ceiling light point, access to roof space, built-in wardrobe with hanging rail within.

BEDROOM THREE

9' 2" (including airing cupboard) x 8' 8" (2.79m x 2.64m)

Having window to rear aspect, radiator, ceiling light point, airing cupboard housing the hot water cylinder and slatted linen shelving within.

BATHROOM

Being fitted with a three piece suite comprising P-shaped bath with mixer tap and wall mounted electric shower above, pedestal wash hand basin, WC, radiator, ceiling light point, obscure glazed window to side aspect, extractor fan.

EXTERIOR

The property benefits from a rear garden which is predominantly laid to lawn with flower and shrub borders. The garden houses a timber shed and is enclosed to the majority by fencing.

SERVICES

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

REFERENCE

12032024/27313909/DEN



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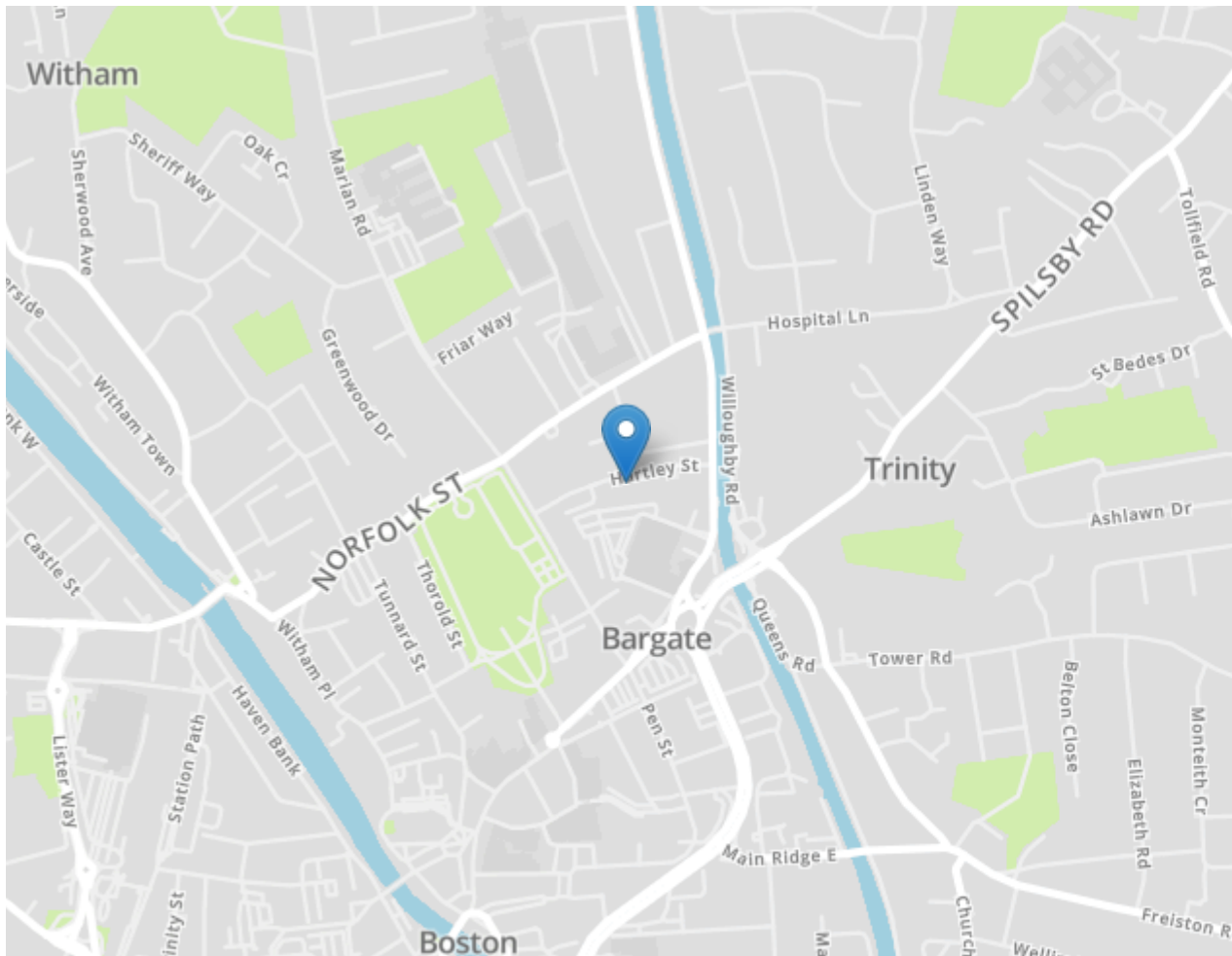
AGENT'S NOTES

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.

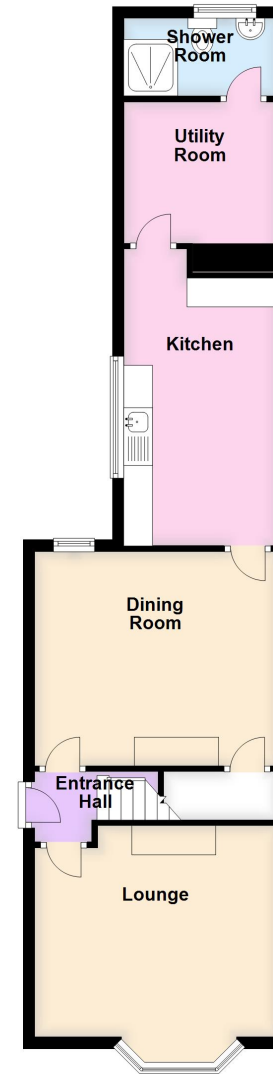
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

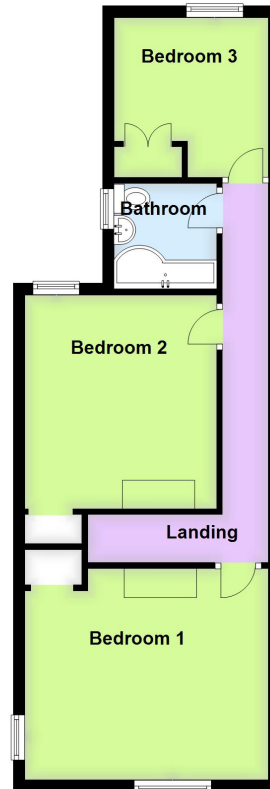


SHARMAN BURGESS

Ground Floor
Approx. 60.6 sq. metres (652.1 sq. feet)



First Floor
Approx. 48.3 sq. metres (519.9 sq. feet)



Total area: approx. 108.9 sq. metres (1172.0 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	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		77	
England, Scotland & Wales			
		EU Directive 2002/91/EC	