



**£132,000**

35 The Featherworks, Boston, Lincolnshire PE21 0AF

**SHARMAN BURGESS**

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PE21 0AF  
£132,000 Freehold**

**ACCOMMODATION**

**KITCHEN**

10' 10" (maximum) x 10' 4" (maximum) (3.30m x 3.15m)  
With partially obscure glazed front entrance door, roll edge work surfaces with matching upstands, inset one and a half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, integrated electric oven and grill, four ring gas hob, illuminated stainless steel fume extractor, space for standard height fridge or freezer, window to front aspect, wall mounted electric fuse box, ceiling light point, radiator.

A well presented mid-terraced property being offered for sale with NO ONWARD CHAIN. The modern accommodation comprises a kitchen, open plan lounge diner, ground floor two piece cloakroom, two bedrooms to the first floor and a family bathroom. Further benefits include gas central heating, enclosed rear garden and two allocated numbered parking spaces.



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#### **CLOAKROOM**

Being fitted with a two piece suite comprising corner wash hand basin with mixer tap and tiled splashback, push button WC, radiator, ceiling light point, extractor fan.

#### **LOUNGE DINER**

15' 6" x 10' 9" (maximum) (4.72m x 3.28m)

Open plan from kitchen. With French doors leading to the rear garden, wood effect laminate flooring, two radiators, two ceiling light points, TV aerial point.

#### **FIRST FLOOR LANDING**

With access to roof space, ceiling light point, built-in boiler cupboard housing the wall mounted combination gas central heating boiler.

#### **BEDROOM ONE**

10' 9" (maximum) x 9' 5" (maximum) (3.28m x 2.87m)

With window to rear aspect, radiator, ceiling light point.

#### **BEDROOM TWO**

10' 9" (maximum) x 7' 2" (maximum) (3.28m x 2.18m)

With two windows to front aspect, radiator, ceiling light point.

#### **BATHROOM**

Being fitted with a three piece suite comprising panelled bath with mixer tap and wall mounted mains fed shower above, push button WC, corner pedestal wash hand basin with mixer tap and tiled splashback, radiator, extractor fan, ceiling light point.



**SHARMAN  
BURGESS** Est 1996

### EXTERIOR

The property benefits from two numbered and allocated parking spaces. The rear garden initially comprises a paved area leading to the remainder which is predominantly laid to lawn. The rear garden is fully enclosed with gated access leading to one of the parking spaces.

### AGENTS NOTE

Prospective purchasers should be aware that the vendor has informed the agent that there is an annual service charge of approximately £175 per annum for the ongoing upkeep and maintenance of communal walkways, green spaces and pathways.

### SERVICES

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

### REFERENCE

10062024/27698470/WHE



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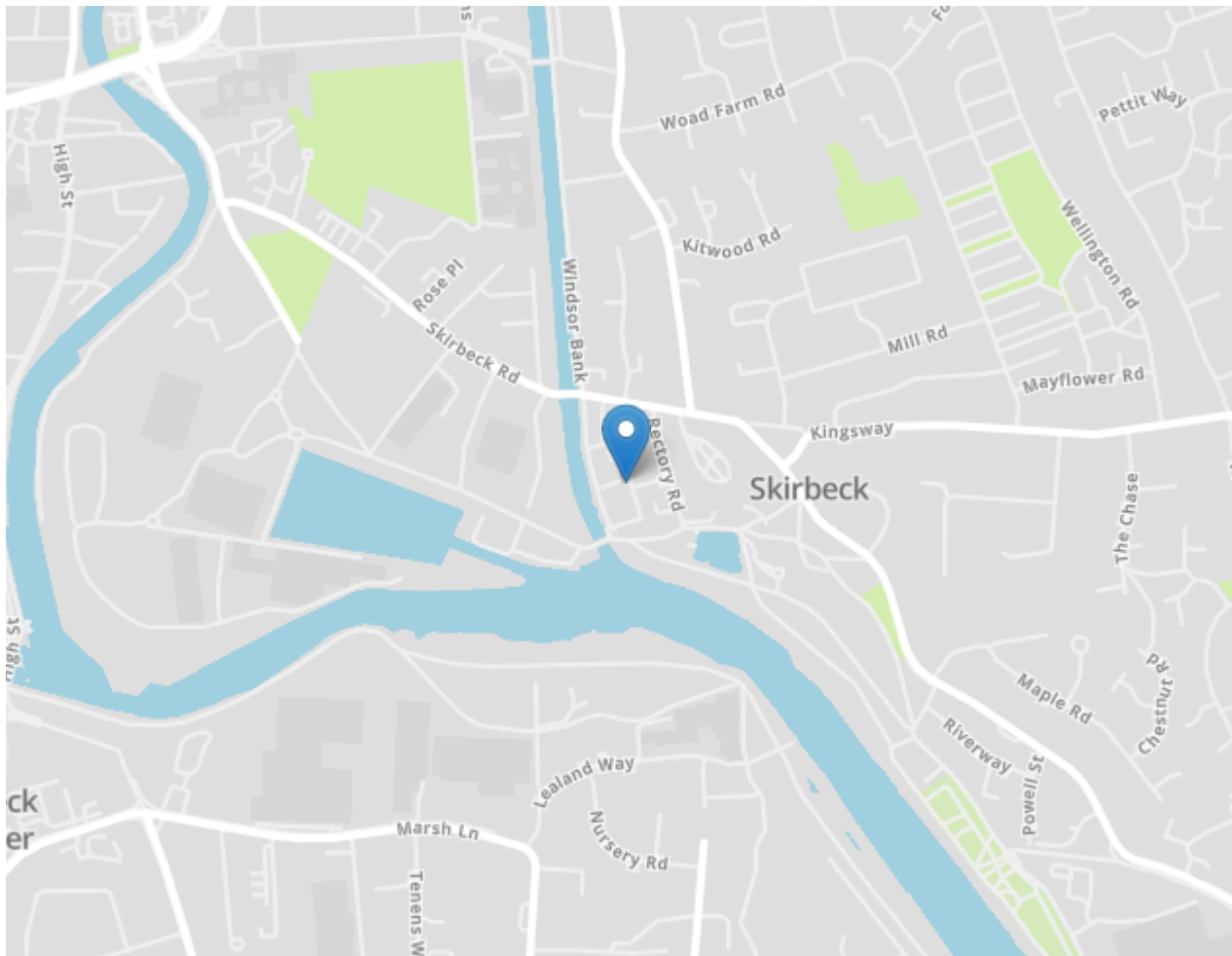
## AGENT'S NOTES

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.

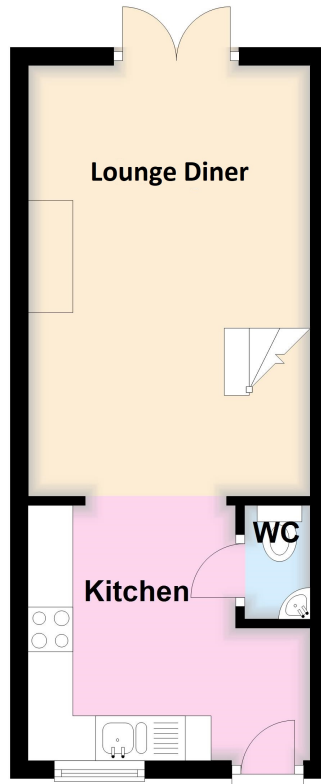
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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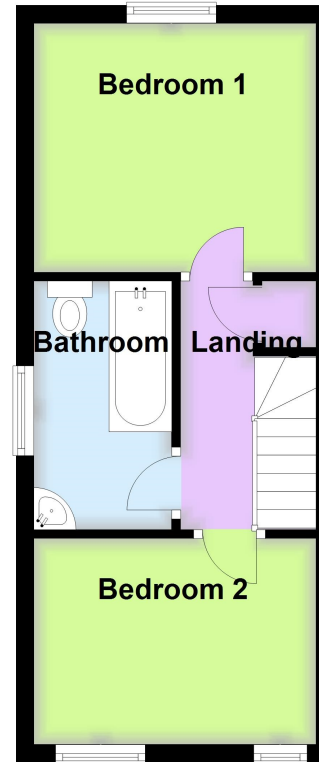
### Ground Floor

Approx. 24.4 sq. metres (262.7 sq. feet)



### First Floor

Approx. 25.1 sq. metres (270.5 sq. feet)



Total area: approx. 49.5 sq. metres (533.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		92
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC