



£115,000

28 Hartley Street, Boston, Lincolnshire PE21 9BS

SHARMAN BURGESS

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PE21 9BS
£115,000 Freehold

ACCOMMODATION

ENTRANCE HALL

Having front entrance door, doors to lounge and dining room, staircase rising to first floor landing, radiator.

LOUNGE

13' 10" (maximum measurement into bay window) x 10' 4" (4.22m x 3.15m)

Having single glazed sash bay window to front aspect, picture rail, radiator, TV aerial point, fireplace with tiled hearth and wooden mantle.

A large Victorian two bedroomed semi detached property situated within walking distance of Boston Town Centre and its amenities, being offered for sale with NO ONWARD CHAIN providing an ideal BTL investment or family home. Requiring some modernisation, the property offers excellent potential including the option to convert back to a large 3 bedroom house (subject to gaining any necessary planning consents). Accommodation comprises an entrance hall, lounge, dining room, kitchen, utility room, ground floor WC, two bedrooms to the first floor together with a four piece family bathroom. Further benefits include gas central heating and enclosed rear gardens.



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DINING ROOM

12' 9" x 10' 8" (3.89m x 3.25m)

Having double glazed window to rear aspect, radiator, picture rail, door to kitchen.

KITCHEN

11' 11" x 7' 11" (3.63m x 2.41m)

Having a fitted kitchen comprising a range of wall and base level units, areas of work surfaces, inset stainless steel sink and drainer with mixer tap, partly tiled walls, space for cooker with extractor fan above, space and plumbing for washing machine, space for both standard height fridge and freezer, door to under stairs storage cupboard, coved cornice, double glazed window to side aspect, external door to side aspect, door to: -

UTILITY ROOM

Having partly tiled walls, fitted shelving double glazed window to side aspect, plumbing for washing machine, sliding door to: -

GROUND FLOOR CLOAKROOM

Having low level WC, partly tiled walls, double glazed porthole window to side aspect, ceiling recessed spotlight, central heating boiler.

FIRST FLOOR LANDING

With staircase rising from entrance hall, radiator, over stairs storage cupboard, coved cornice, access to roof space.

BEDROOM ONE

11' 10" x 13' 8" (3.61m x 4.17m)

Having double glazed window to front aspect, radiator, coved cornice, wall light points, original fireplace.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

12' 8" x 8' 4" (3.86m x 2.54m)

Having double glazed window to rear aspect, coved cornice, radiator.

BATHROOM

11' 9" x 7' 9" (3.58m x 2.36m)

Formerly a third bedroom. Having a four piece suite comprising shower cubicle with tiled recess and electric shower within, panelled bath with mixer tap, low level WC, wash hand basin inset to vanity unit. Radiator, airing cupboard with slatted shelving within, double glazed window to side aspect, partly tiled walls.

EXTERIOR

To the front, the property benefits from a small low maintenance garden with hand gate.

To the rear, the property initially benefits from a courtyard garden enclosed by a brick wall. There is a further section of lawned garden enclosed by timber fencing and housing a timber garden shed.

SERVICES

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

REFERENCE

26896553/06122023/GAD



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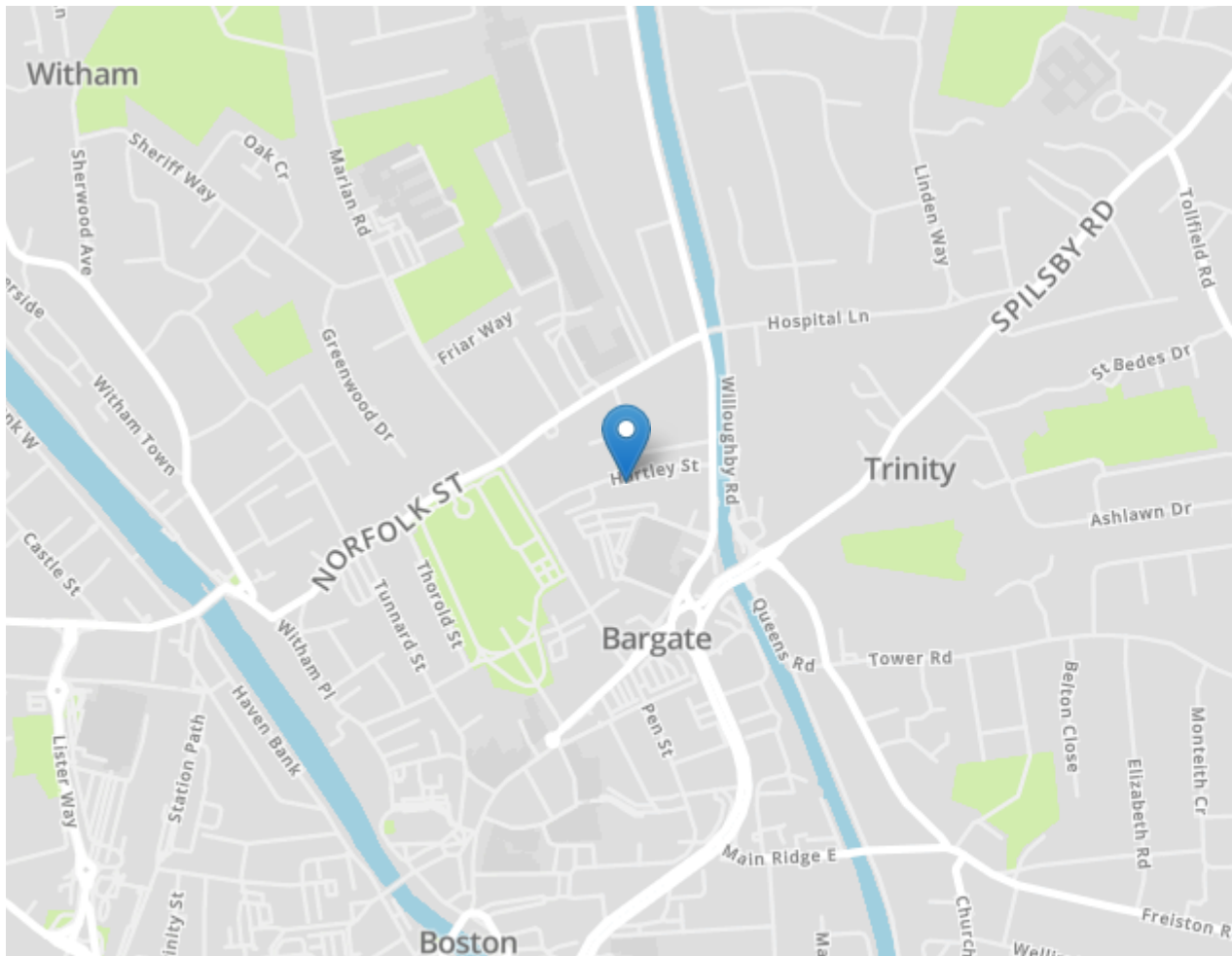
AGENT'S NOTES

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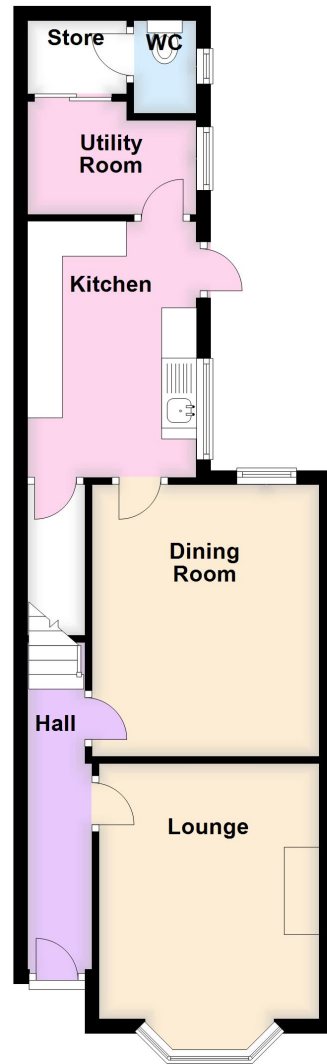
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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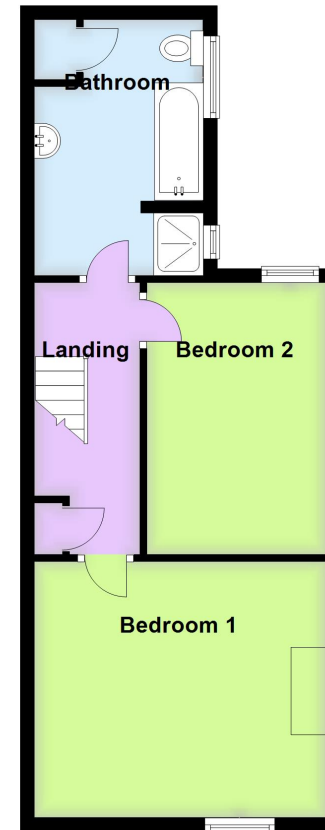
Ground Floor

Approx. 47.4 sq. metres (510.7 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.2 sq. feet)



Total area: approx. 88.4 sq. metres (951.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC