



£99,950

24 Queen Street, Boston, Lincolnshire PE21 8XB

SHARMAN BURGESS

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£99,950 Freehold

ACCOMMODATION

OPEN PLAN LOUNGE DINER

21' 0" x 10' 7" (including staircase) (6.40m x 3.23m)

With side entrance door, window to front aspect, two radiators, coved cornice, two ceiling light points, wall mounted electric consumer unit, wall mounted central heating thermostat, staircase leading off.

A well presented mid-terraced property being offered for sale with NO ONWARD CHAIN. Accommodation comprises an open plan lounge diner, kitchen, ground floor bathroom, with two bedrooms and a box room/dressing room/office to the first floor. Further benefits include uPVC double glazing, gas central heating and low maintenance courtyard garden.



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KITCHEN

8' 5" x 6' 2" (2.57m x 1.88m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units with glazed display cabinet, integrated electric oven and grill, four ring gas hob with illuminated fume extractor above, wall mounted Worcester central heating boiler, tiled floor, window to side aspect, coved cornice, ceiling mounted lighting, extractor fan.

REAR ENTRANCE LOBBY

With tiled floor, coved cornice, ceiling light point, radiator, obscure glazed side entrance door.

GROUND FLOOR BATHROOM

6' 3" x 5' 4" (1.91m x 1.63m)

Being fitted with a bath with mixer tap and hand held shower attachment, WC, pedestal wash hand basin, tiled floor, fully tiled walls, ceiling light point, extractor fan, obscure glazed window to side aspect, radiator.

FIRST FLOOR LANDING

Having coved cornice, ceiling light point.

BEDROOM ONE

14' 2" x 9' 8" (4.32m x 2.95m)

Having window to front aspect, radiator, coved cornice, ceiling light point, built-in bedroom furniture comprising wardrobes with hanging rails and storage within and built-in drawers.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

10' 7" (maximum) x 7' 8" (maximum) (3.23m x 2.34m)

Having window to rear aspect, radiator, coved cornice, ceiling light point.

BOX ROOM/DRESSING ROOM/OFFICE

10' 3" x 4' 6" (maximum) (3.12m x 1.37m)

Having built-in desk, window to rear aspect, coved cornice, ceiling light point, access to roof space.

EXTERIOR

The property benefits from a low maintenance courtyard style garden.

SERVICES

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

REFERENCE

28082024/28125081/WOO



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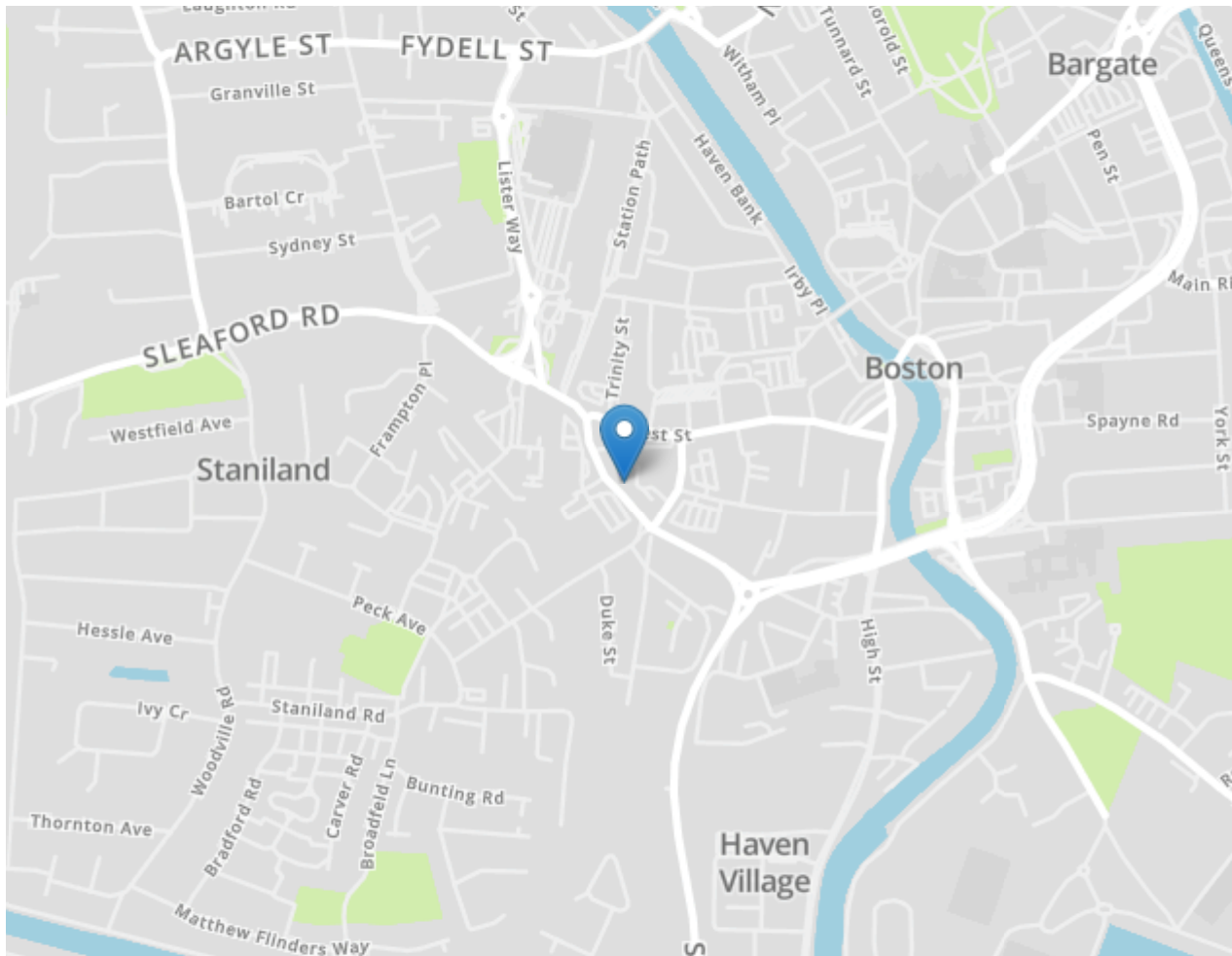
AGENT'S NOTES

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.

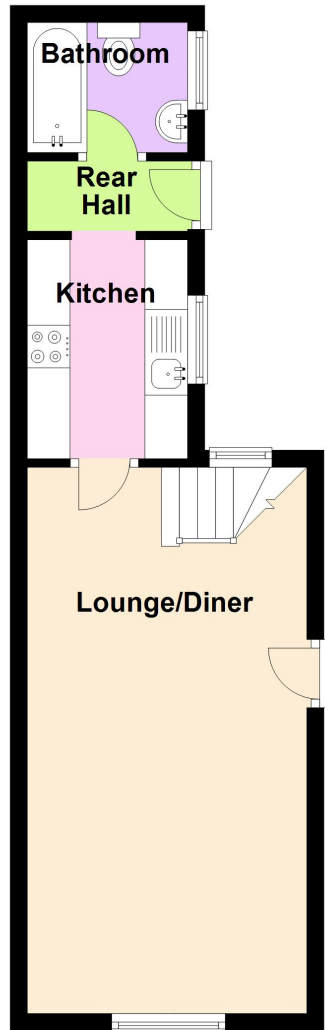
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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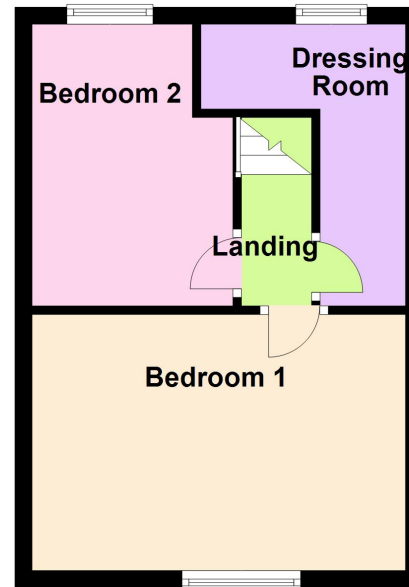
Ground Floor

Approx. 30.8 sq. metres (331.1 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.5 sq. feet)



Total area: approx. 58.8 sq. metres (632.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC