



£184,950

1 Elsham Terrace, Haven Village, Boston, Lincolnshire PE21 8PY

SHARMAN BURGESS

**1 Elsham Terrace, Haven Village, Boston,
Lincolnshire PE21 8PY
£184,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having front entrance door, stairs rising to first floor landing, radiator, coved cornice, ceiling light point

GROUND FLOOR CLOAKROOM

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

An end of terrace town house with four bedrooms arranged over two floors and en-suite facilities to bedroom one. The accommodation comprises an entrance hall, ground floor cloakroom, lounge with French doors leading to the enclosed rear garden and a kitchen to the ground floor. To the first floor are bedrooms three and four and the family bathroom. Bedrooms one and two are located on the second floor with bedroom one being served by an en-suite shower room. Further benefits include gas central heating, French doors with Juliet balconies to bedrooms three and four and a low maintenance enclosed rear garden.



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LOUNGE

16' 3" (maximum) x 15' 8" (maximum) (4.95m x 4.78m)
Having French doors leading to the rear garden, wooden flooring, coved cornice, two ceiling light points, TV aerial point, two radiators, open plan through to: -

KITCHEN

12' 0" x 8' 9" (3.66m x 2.67m)
Having granite work surfaces with inset stainless steel one and a half bowl sink and drainer unit with mixer tap, range of base level storage units, drawer units, matching eye level wall units, integrated four ring electric hob with stainless steel fume extractor over, integrated waist height double oven and grill, integrated fridge and freezer, space for additional fridge or freezer, tiled flooring, radiator, window to front elevation, coved cornice, ceiling recessed lighting, wall mounted Viessmann gas central heating boiler.

FIRST FLOOR LANDING

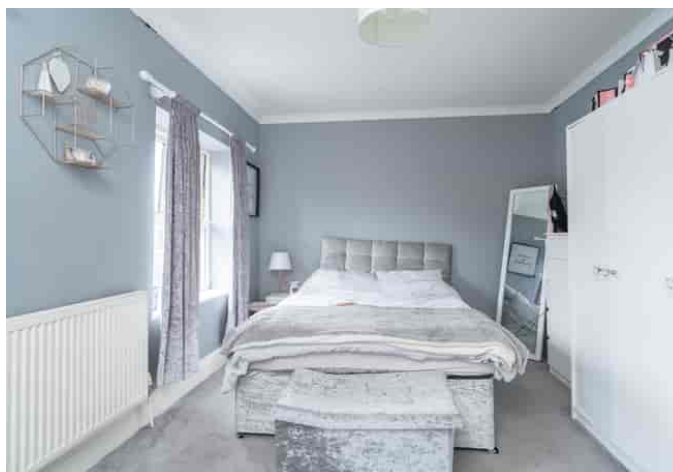
Having stairs rising to second floor landing, doors to bedrooms three and four and family bathroom.

BEDROOM THREE

15' 7" x 11' 7" (4.75m x 3.53m)
Having two sets of French doors with Juliet balconies to the rear elevation, coved cornice, ceiling light point.

BEDROOM FOUR

15' 7" (maximum into recess) x 9' 8" (maximum) (4.75m x 2.95m)
Having two sets of French doors with Juliet balconies to the front elevation, radiator, coved cornice, ceiling light point.



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FAMILY BATHROOM

With pedestal wash hand basin, WC, panelled bath with mixer tap and hand held shower attachment, tiled splashbacks, heated towel rail, coved cornice, ceiling recessed lighting.

SECOND FLOOR LANDING

With radiator, access to roof space, coved cornice, ceiling light point, built-in laundry cupboard with plumbing for automatic washing machine, space for condensing tumble dryer and linen shelving within.

BEDROOM ONE

15' 7" x 11' 7" (4.75m x 3.53m)

Having two windows to rear elevation, radiator, coved cornice, ceiling light point. Door to: -

EN-SUITE SHOWER ROOM

Being fitted a three piece suite comprising a WC, shower cubicle with wall mounted mains fed shower within, pedestal wash hand basin, heated towel rail, extended tiled splashbacks, coved cornice, ceiling recessed lighting, extractor fan.

BEDROOM TWO

15' 8" (maximum measurement) x 10' 2" (4.78m x 3.10m)

Having two windows to front elevation, radiator, coved cornice, ceiling light point, built-in over stairs storage cupboard.

EXTERIOR

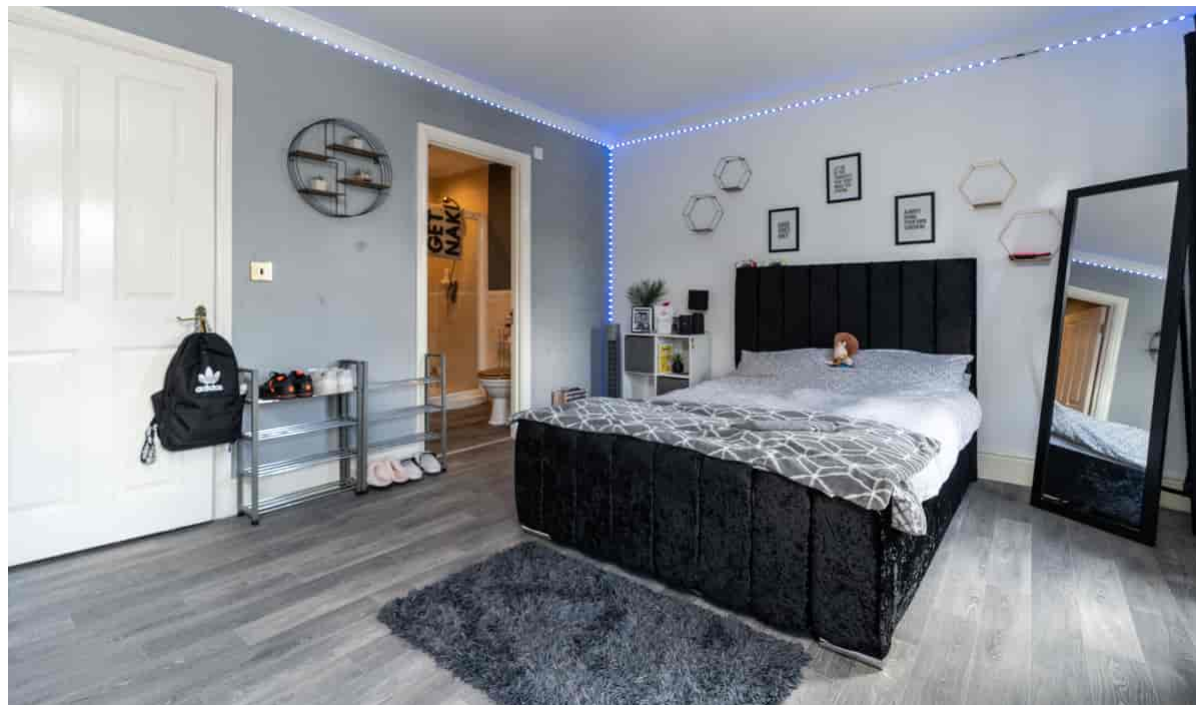
The rear garden is laid to sections of artificial grass and paved seating areas for ease of maintenance. The garden is fully enclosed by a mixture of wall and fencing and is served by outside lighting.

SERVICES

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

REFERENCE

06012025/28561889/MCC



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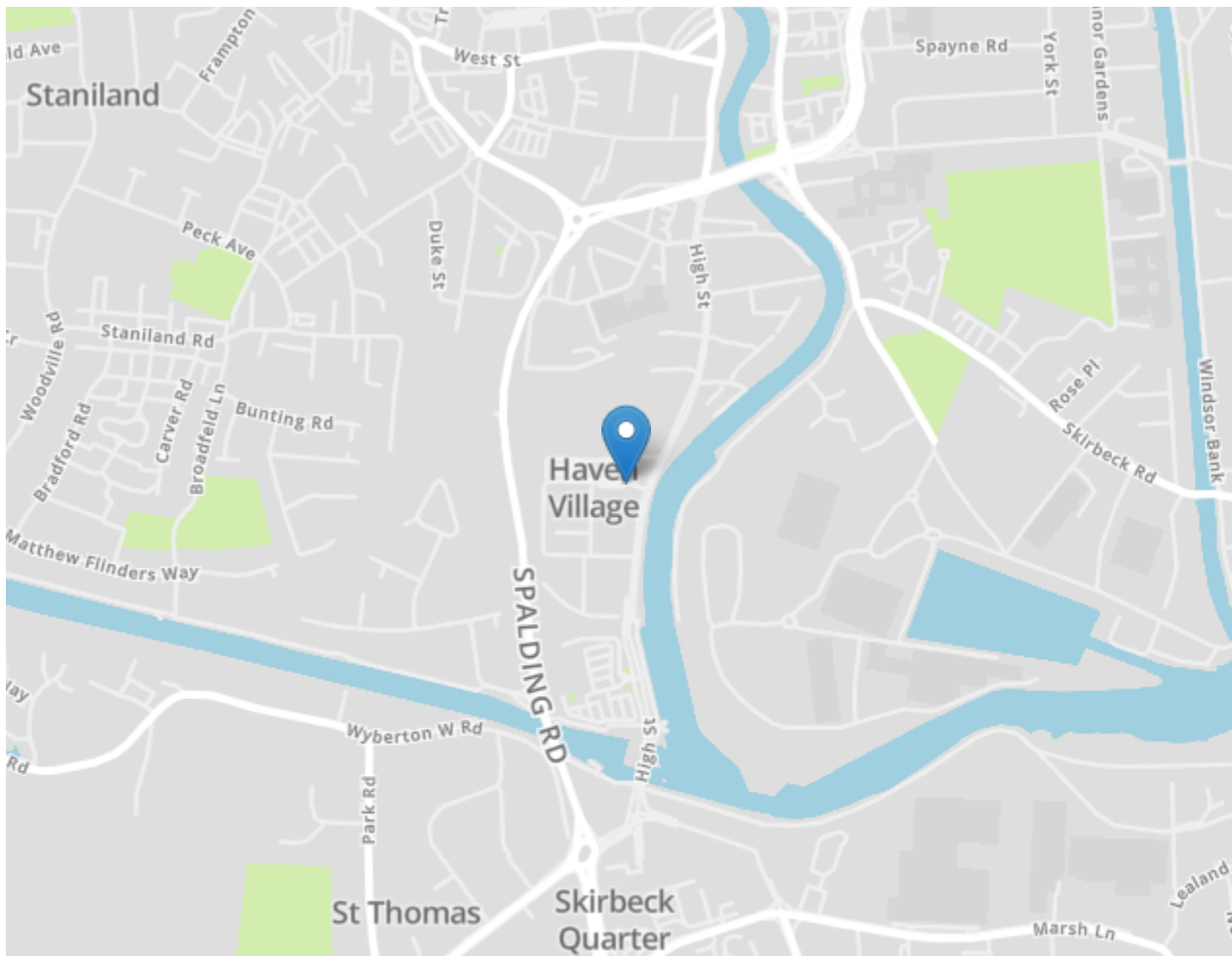
AGENT'S NOTES

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.

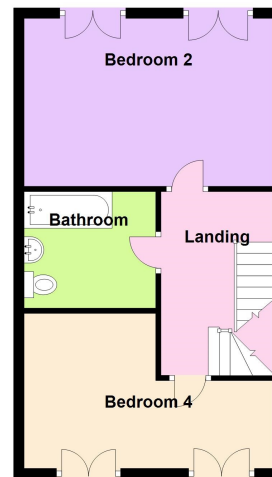
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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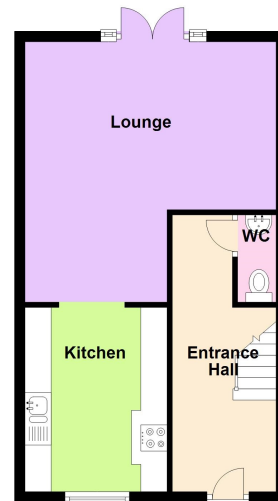
First Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



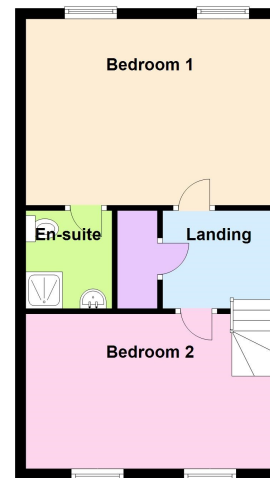
Ground Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



Second Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



Total area: approx. 123.5 sq. metres (1329.4 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	