



SHARMAN
BURGESS Est. 1996
For Sale
01205 361161

£82,350

22 Egret Place, Boston, Lincolnshire PE21 7FH

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PE21 7FH
£82,350 Leasehold

ACCOMMODATION

KITCHEN DINER

17' 1" (maximum including staircase) x 10' 8" (maximum) (5.21m x 3.25m)

Having partially obscure glazed front entrance door, well appointed modern fitted kitchen comprising roll edge work surfaces with tiled splashbacks, 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, space for American style fridge freezer, integrated electric oven and grill, four ring gas hob with glass splashback and illuminated stainless steel fume extractor above, plumbing for automatic washing machine, window to front aspect, ceiling light point, wall mounted electric consumer unit. door to: -

A fantastic opportunity to purchase a 45% SHARE of a modern three bedroomed semi-detached property. The accommodation is well presented throughout and comprises a spacious kitchen diner, lounge, ground floor cloakroom, three bedrooms to first floor, family bathroom and an en-suite shower room. Furthermore the property benefits from a driveway to the rear providing off road parking, gas central heating, uPVC double glazing and an enclosed rear garden.



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GROUND FLOOR 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, obscure glazed window to front aspect.

LOUNGE

13' 4" (maximum) x 17' 1" (maximum including chimney breast) (4.06m x 5.21m)

Having double doors leading to the rear garden, wood effect laminate flooring, two radiators, two ceiling light points, under stairs storage cupboard, wall mounted digital central heating timer, telephone point, TV aerial point, ornamental chimney breast with display mantle and space for ornamental stove or fireplace set within.

FIRST FLOOR LANDING

Having ceiling light point, built-in over stairs cupboard providing storage as well as housing the gas combination central heating boiler within.

BEDROOM ONE

10' 2" (maximum) x 10' 4" (maximum) (3.10m x 3.15m)
Having window to rear aspect, radiator, ceiling light point.

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap and tiled splashback, shower cubicle with wall mounted electric shower and tiling within and bi-fold shower screen, obscure glazed window to side aspect, heated towel rail, extractor fan, ceiling light point.



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BEDROOM TWO

10' 4" x 10' 2" (3.15m x 3.10m)

Having window to front aspect, radiator, ceiling light point, access to roof space.

BEDROOM THREE

6' 6" x 6' 8" (1.98m x 2.03m)

Having window to rear aspect, radiator, wood effect laminate flooring, ceiling light point.

BATHROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with tiled splashback, push button WC, panelled bath with wall mounted mains fed shower over and fitted shower screen, obscure glazed window to front aspect, ceiling light point, heated towel rail, extractor fan.

EXTERIOR

To the rear, the property benefits from a dropped kerb leading to a driveway which provides off road parking. The rear garden initially comprises a paved seating area leading to the remainder which is predominantly laid to grass with flower and shrub borders. The garden is fully enclosed by fencing.

AGENTS NOTE

Prospective purchasers should be aware that the property is to be purchased on a 45% Share with the Longhurst Group being the Freeholder and retaining the remaining 55% Share. The property is to be purchased on a Leasehold basis, with a monthly service charge of £283.34 which includes buildings insurance, maintenance of unadopted roads, walkways and communal areas along with green spaces. Prospective purchasers should be aware that purchasers with a local connection will be prioritised and an application process is to be completed with the relevant paperwork available from the agents office.

SERVICES

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

REFERENCE

02052024/27631780/CRO



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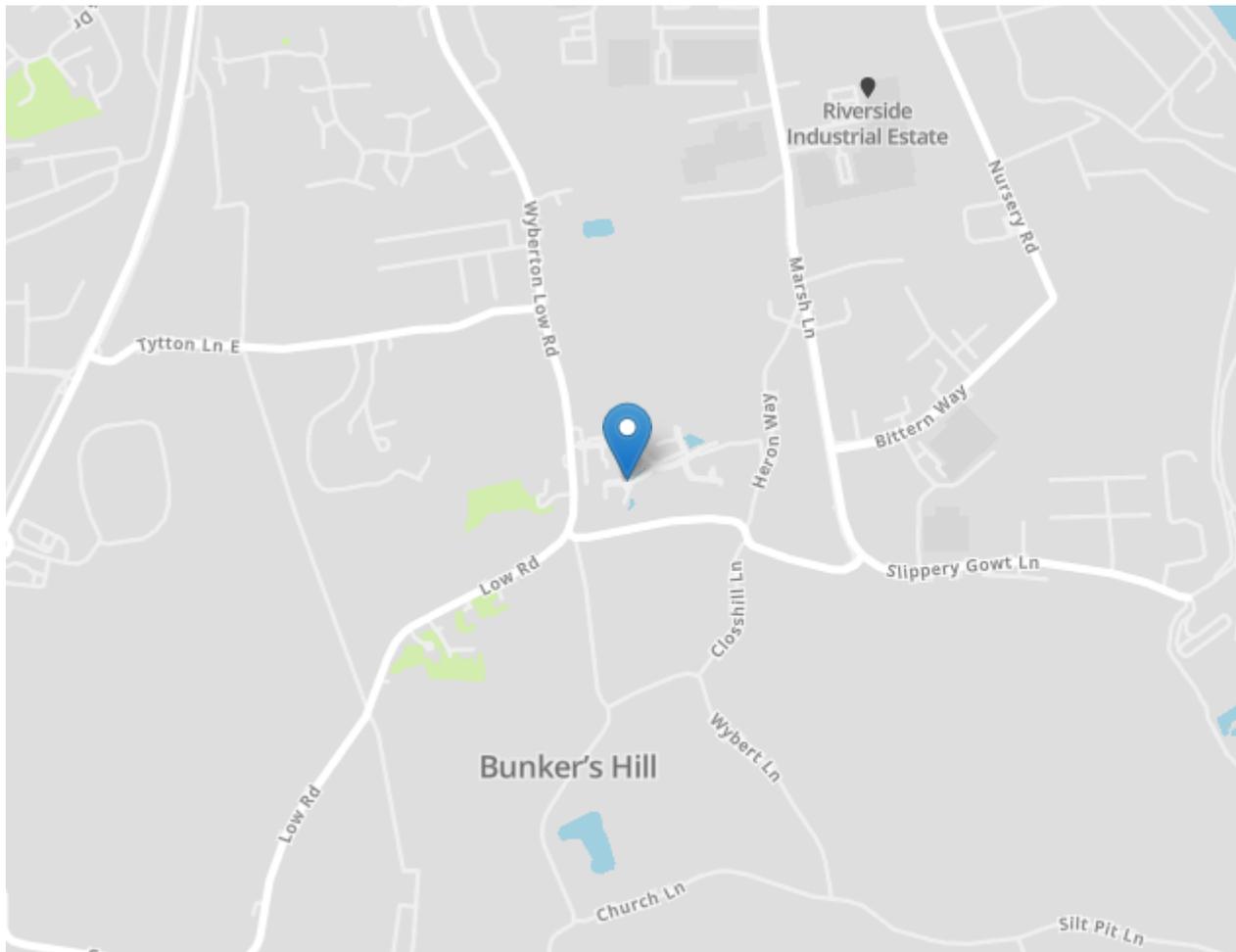
AGENT'S NOTES

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.

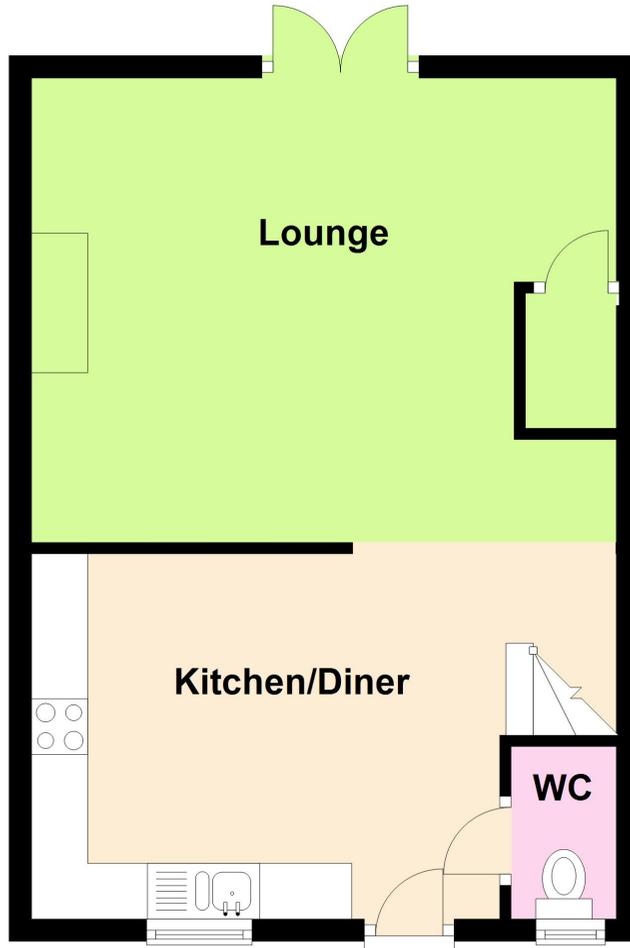
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

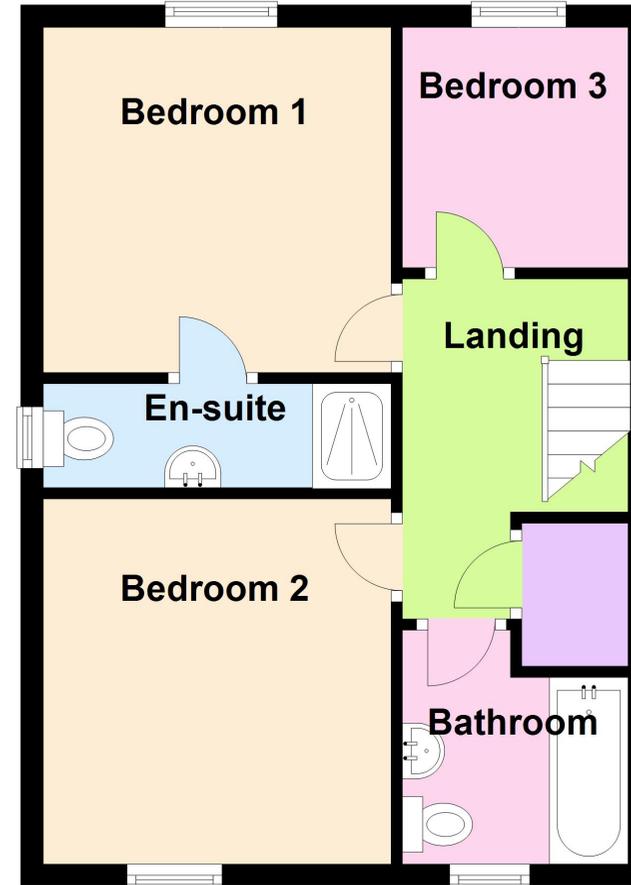
Ground Floor

Approx. 38.3 sq. metres (412.7 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.4 sq. feet)



Total area: approx. 77.0 sq. metres (829.1 sq. feet)



t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(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	