



£116,500

50, Oxford Street, Boston, Lincolnshire PE21 8TW

SHARMAN BURGESS

**50, Oxford Street, Boston, Lincolnshire
PE21 8TW
£116,500 Freehold**

ACCOMMODATION

REAR ENTRANCE LOBBY

Having partially obscure glazed rear entrance door, tiled floor, coved cornice, ceiling light point, built-in cloak cupboard, wall mounted electric fuse box.

GROUND FLOOR BATHROOM

8' 6" x 5' 7" (2.59m x 1.70m)

Having counter top with sink and mixer tap and vanity unit beneath, WC with concealed cistern, panelled bath, wall mounted mains fed shower, obscure glazed window, tiled floor, fully tiled walls, ceiling light point.



SHARMAN BURGESS



KITCHEN

12' 10" (maximum) x 6' 6" (maximum) (3.91m x 1.98m)

Having roll edge work surfaces with tiled splashbacks, inset sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units with eye level corner display shelving and glazed display cabinets, integrated waist height double oven and grill, four ring gas hob, integrated dishwasher, plumbing for washing machine, radiator, coved cornice, ceiling mounted strip light, tiled floor, window to side elevation.

DINING ROOM

12' 0" x 12' 6" (maximum including chimney breast) (3.66m x 3.81m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, built-in storage to either side of the chimney breast with base level cupboards and eye level glazed display cabinets. Obscure glazed door through to: -

LOUNGE

18' 8" (maximum) x 12' 1" (maximum) (5.69m x 3.68m)

Having staircase rising to first floor, under stairs storage cupboard, two radiators, coved cornice, ceiling light point, additional wall light point, TV aerial point, glazed double doors leading out to the garden.

FIRST FLOOR LANDING

Having access to loft space, coved cornice.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

12' 2" (maximum) x 10' 11" (maximum) (3.71m x 3.33m)

Having window to front elevation, radiator, coved cornice, ceiling light point.

BEDROOM TWO

12' 2" (maximum) x 7' 2" (maximum) (3.71m x 2.18m)

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

BEDROOM THREE

8' 3" x 12' 2" (2.51m x 3.71m)

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

EXTERIOR

The property is accessed via a gate leading to an enclosed yard, which gives access to the rear entrance door. The additional garden area is accessed from the lounge and is predominantly low maintenance, with a split level paved patio providing seating space. The garden is fully enclosed by walls and is served by outside power and lighting.

ADJOINING REAR STORE

Providing storage and having a uPVC door and obscure glazed window.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

26032025/28861604/DAV



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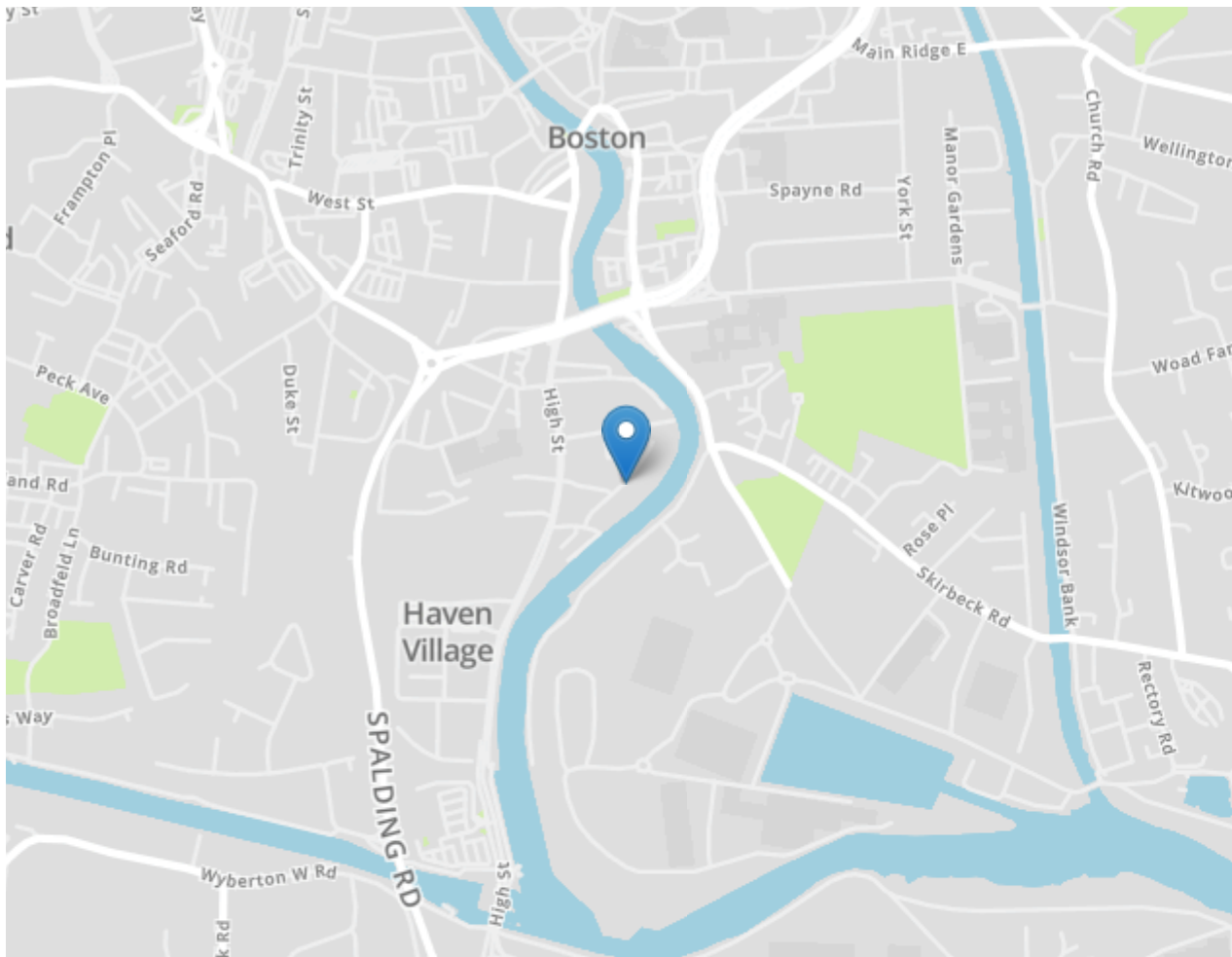
AGENT'S NOTES

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.

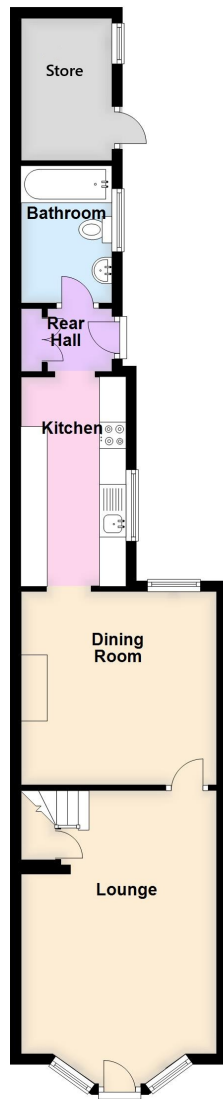
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

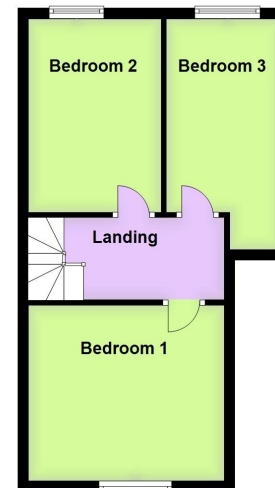


SHARMAN BURGESS

Ground Floor
Approx. 53.1 sq. metres (571.5 sq. feet)



First Floor
Approx. 37.1 sq. metres (399.2 sq. feet)



Total area: approx. 90.2 sq. metres (970.8 sq. feet)



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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 85 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |