



£169,950

30 Thorold Street, Boston, Lincolnshire PE21 6PH

SHARMAN BURGESS

30 Thorold Street, Boston, Lincolnshire
PE21 6PH
£169,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with coloured glass and leaded light detailing, staircase leading off, radiator, feature archway, ceiling light point.

LOUNGE

14' 5" (maximum into bay window) x 12' 8" (maximum including chimney breast) (4.39m x 3.86m)

Having feature bay window to front elevation, radiator, coved cornice, ceiling light point, fireplace with tiled hearth and display surround, housing for TV to right hand side of fireplace.

A large Victorian detached house situated in a fantastic location and enjoying views over the Central Park. The property is offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, dining room, breakfast kitchen, garden room, three independent double bedrooms to the first floor and a family shower room. Further benefits include an enclosed rear garden and gas central heating.



SHARMAN BURGESS



DINING ROOM

13' 9" x 10' 8" (maximum including chimney breast) 4.19m x 3.25m)

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

BREAKFAST KITCHEN

14' 2" (maximum) x 9' 9" (4.32m x 2.97m)

Having roll edge work surfaces with upstands and tiled splashbacks, stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated microwave oven, space for gas cooker with wall mounted stainless steel extractor above, plumbing for automatic washing machine, breakfast bar with radiator beneath, space for twin height fridge freezer, window to side elevation, obscure glazed entrance door, coved cornice, ceiling light point, wall mounted Worcester combination gas central heating boiler.

Door to: -

GARDEN ROOM

13' 5" (maximum) x 9' 9" (maximum) (4.09m x 2.97m)

Having French doors leading out to the rear garden, two windows to side elevation, radiator, ceiling light point.

FIRST FLOOR LANDING

Having access to loft space, ceiling light point, radiator, over stairs storage cupboard.

BEDROOM ONE

16' 8" (maximum including chimney breast) x 12' 0" (5.08m x 3.66m)

Having two windows to front elevation, radiator, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

13' 9" (maximum) x 10' 9" (maximum including chimney breast) (4.19m x 3.28m)

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

BEDROOM THREE

13' 1" x 9' 10" (3.99m x 3.00m)

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

FAMILY SHOWER ROOM

Being fitted with a three piece suite comprising corner shower cubicle with mains fed shower within and fitted shower screen, WC, pedestal wash hand basin, tiled flooring, fully tiled walls, coved cornice, ceiling light point, partially obscure glazed window to side elevation, built-in cupboard with slatted linen shelving within.

EXTERIOR

To the rear, the property has an enclosed garden which is laid to lawn to the majority and houses a garden shed.

AGENTS NOTE

Prospective purchasers are advised that the property is located in a Conservation Area.

SERVICES

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

REFERENCE

13122024/28512427/BAR



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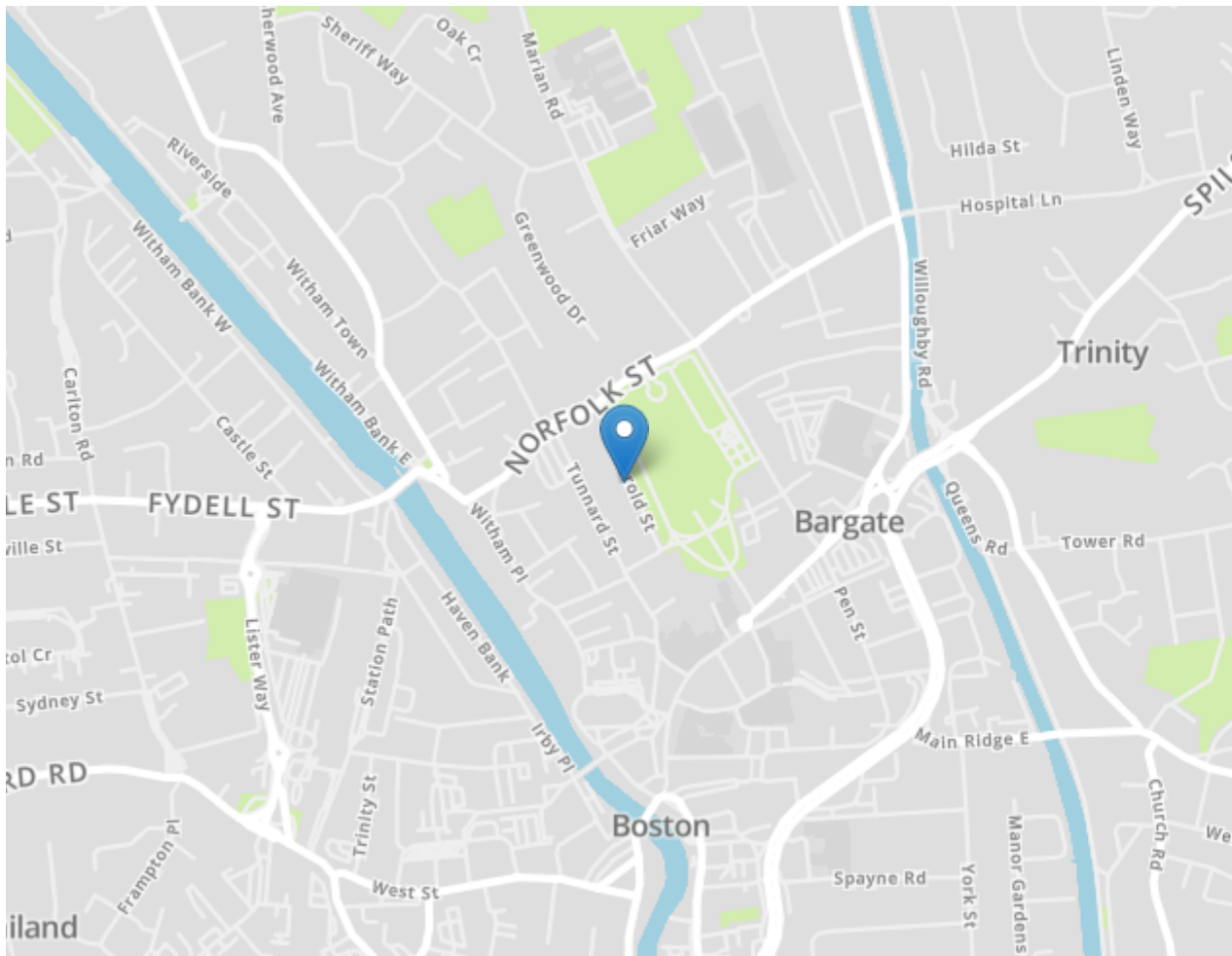
AGENT'S NOTES

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.

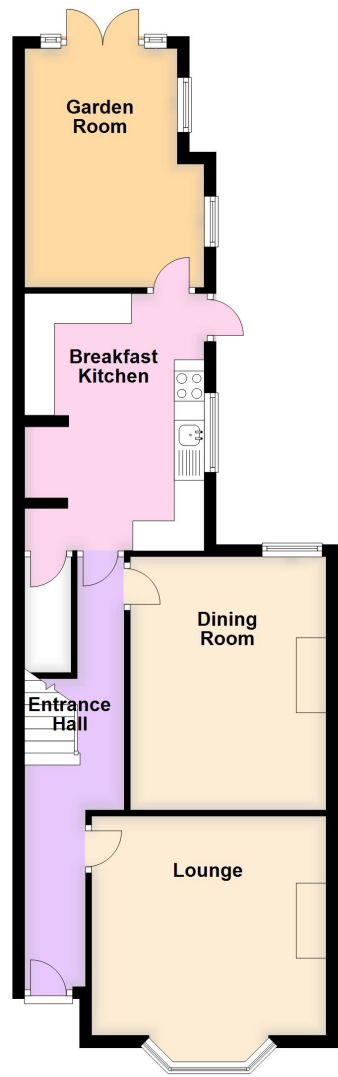
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.

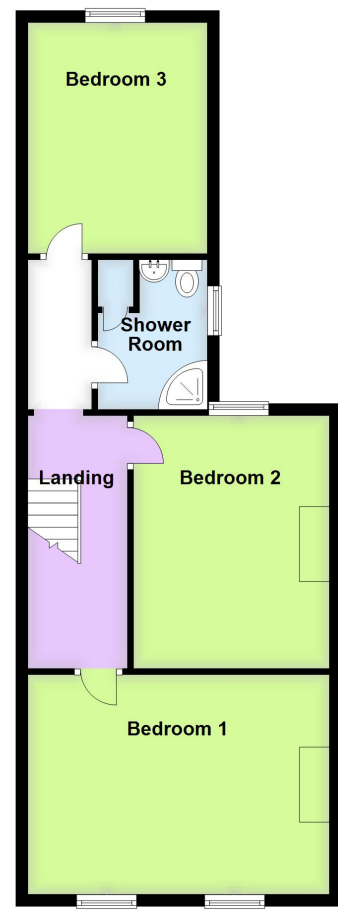


SHARMAN BURGESS

Ground Floor
Approx. 64.0 sq. metres (688.8 sq. feet)



First Floor
Approx. 59.7 sq. metres (643.0 sq. feet)



Total area: approx. 123.7 sq. metres (1331.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	