



£159,950

22 Oldman Close, Boston, Lincolnshire PE21 7GD

SHARMAN BURGESS

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PE21 7GD
£159,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having front entrance door, radiator, alarm control panel, coved cornice, staircase leading off, door to: -

LOUNGE

16' 0" x 10' 9" (maximum) (4.88m x 3.28m)

Having double glazed window to front elevation, radiator, TV aerial point, telephone point, coved cornice, under stairs storage cupboard, door to: -

INNER LOBBY

Having tiled flooring, coved cornice, door to store cupboard, door to kitchen, door to: -

A modern mid terraced property situated in a popular residential location, being offered for sale with NO ONWARD CHAIN. The well presented accommodation comprises an entrance hall, lounge, inner lobby, ground floor cloakroom, kitchen diner, three bedrooms and bathroom to the first floor, with bedroom one benefitting from an en-suite shower room. Further benefits include two allocated parking spaces, gas central heating, uPVC double glazing and enclosed garden to the rear. The property is located on the outskirts of Boston, close to amenities and would make an IDEAL FIRST TIME BUY or BUY TO LET INVESTMENT.



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GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising low level WC, pedestal wash hand basin with tiled splashback, coved cornice, ceiling recessed spotlight, radiator, extractor fan, tiled flooring.

KITCHEN DINER

7' 10" x 13' 11" (2.39m x 4.24m)

Being fitted with a range of wall and base level storage units, areas of worksurfaces, inset one and half bowl stainless steel sink and drainer with mixer tap, space for automatic washing machine, integrated double oven and four ring gas hob with stainless steel extractor above, coved cornice, ceiling spotlights, extractor fan, radiator, tiled flooring, partly tiled walls, telephone point, TV aerial point, double glazed window to rear elevation, double glazed uPVC rear entrance door.

FIRST FLOOR LANDING

Having coved cornice, access to roof space, two airing cupboards, one of which houses the hot water cylinder.

BEDROOM ONE

11' 4" (maximum) x 10' 10" (maximum) (3.45m x 3.30m)

Having double glazed window to rear elevation, radiator, coved cornice, TV aerial point, door to: -

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising double shower cubicle fitted to tiled recess, pedestal wash hand basin, low level WC, radiator, partly tiled walls, coved cornice, ceiling recessed spotlight, electric shaver point, tiled flooring.



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BEDROOM TWO

10' 2" x 6' 10" (3.10m x 2.08m)

Having double glazed window to front elevation, radiator, coved cornice, TV aerial point.

BEDROOM THREE

6' 8" x 6' 9" (2.03m x 2.06m)

Having double glazed window to front elevation, radiator, coved cornice, TV aerial point, telephone point.

BATHROOM

Being fitted with a modern three piece suite comprising panelled bath with mixer tap, low level push button WC, pedestal wash hand basin, partly tiled walls, radiator, coved cornice, ceiling spotlights, extractor fan, electric shaver point, tiled flooring.

EXTERIOR

To the front, a pathway leads to the front entrance door, with areas of lawn and gravel to either side. The property is served by two tandem allocated parking spaces.

REAR GARDEN

Being initially laid to a paved patio seating area leading to the remainder which is predominantly laid to lawn. A pathway with gravelled border leads to gated access to the rear. The garden is fully enclosed by fencing.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

13012026/26881065/WRI



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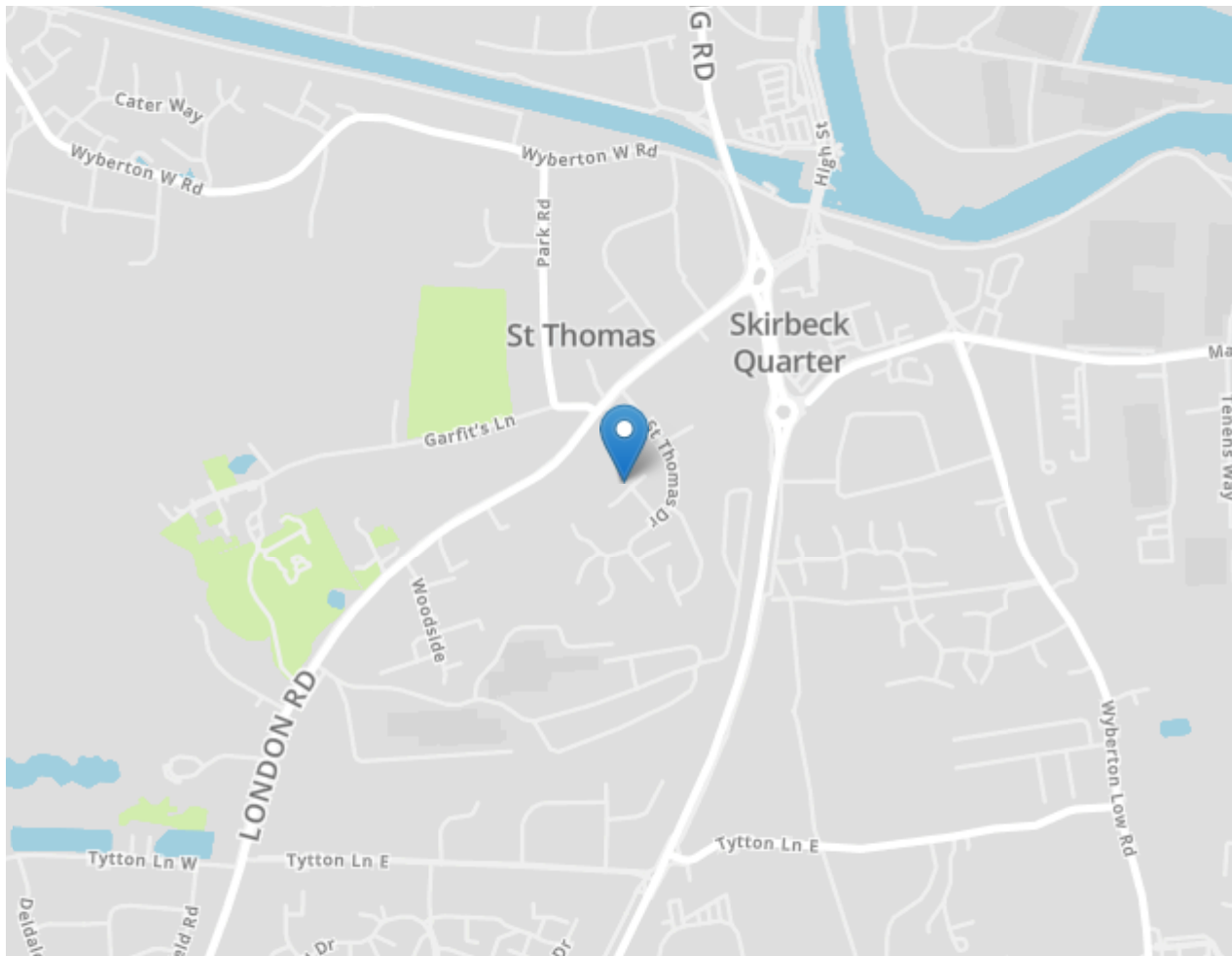
AGENT'S NOTES

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.

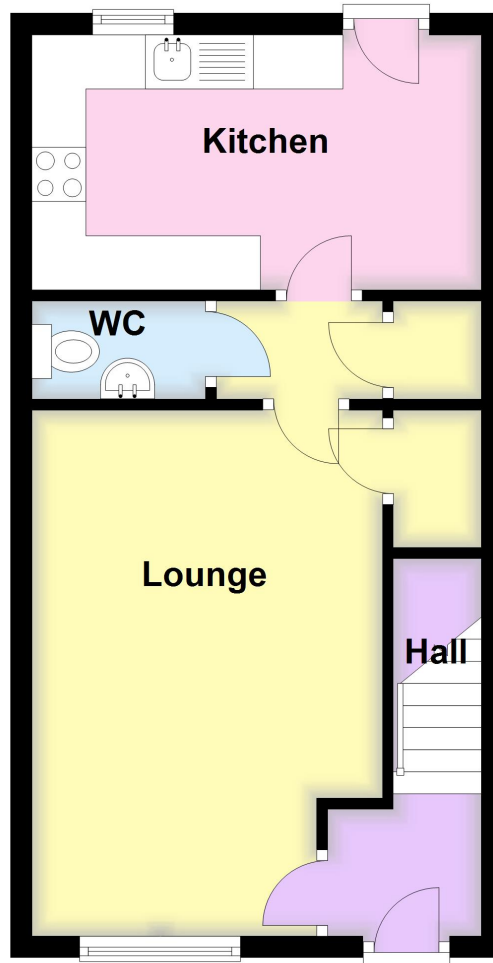
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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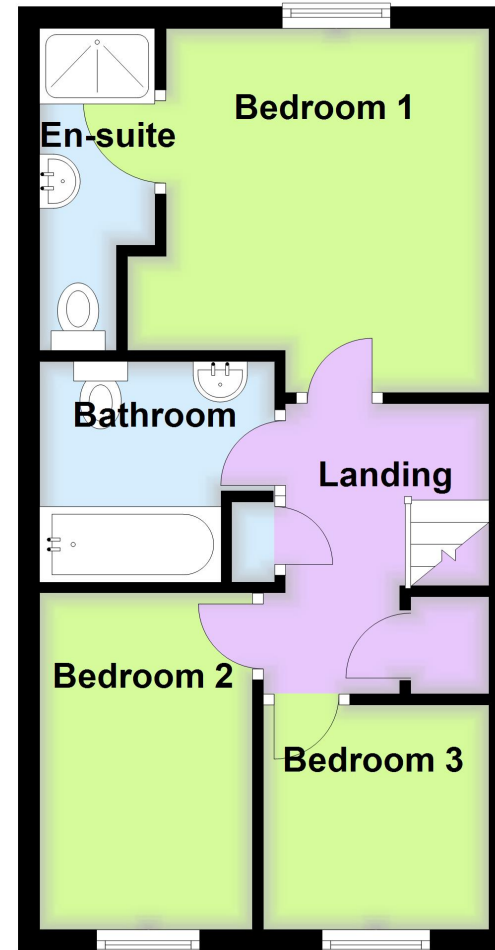
Ground Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.4 sq. feet)



Total area: approx. 69.3 sq. metres (746.2 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		93
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	