



£165,000

107 Wyberton West Road, Boston, Lincolnshire PE21 7JU

SHARMAN BURGESS



A deceptively spacious three bedroom bungalow in need of some modernisation and refurbishment with accommodation comprising three independent bedrooms, lounge, kitchen diner and a shower room. Further benefits include a driveway, gas central heating and an enclosed garden to the rear.

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door, radiator, coved cornice, ceiling light point, wall mounted electric fuse box.

LOUNGE

13' 0" (maximum measurement including chimney breast) x 12' 0" (maximum measurement) (3.96m x 3.66m)

With window to rear aspect, radiator, coved cornice, ceiling light point, open fireplace with tiled hearth and surround, TV aerial point.

INNER LOBBY

With coved cornice, ceiling light point, access to roof space.

KITCHEN

14' 2" x 12' 1" (4.32m x 3.68m) (both maximum measurements)

Having counter tops, integrated one and a half bowl sink and drainer unit with mixer tap, base level storage units, drawer units and wall units, plumbing for washing machine, plumbing for dishwasher, space for cooker, coved cornice, ceiling mounted strip light, dual aspect windows, radiator, rear entrance door, space for standard height fridge or freezer, wall mounted Vokera gas central heating boiler.

SHOWER ROOM

Having a three piece suite comprising a shower cubicle, pedestal wash hand basin, WC, gas meter, ceiling mounted strip light, obscure glazed window, former airing cupboard providing linen storage.

BEDROOM ONE

12' 2" (maximum measurement including chimney breast) x 10' 8" (maximum measurement) (3.71m x 3.25m)

With window to front aspect, radiator, ceiling light point, built-in wardrobes with overhead storage lockers.

BEDROOM TWO

13' 5" x 12' 2" (4.09m x 3.71m) (both maximum measurements)

With two windows to side aspect, radiator, coved cornice, ceiling light point, two built-in wardrobes with overhead storage lockers.

BEDROOM THREE

12' 0" x 8' 9" (3.66m x 2.67m) (both maximum measurements)

With window to front aspect, radiator, coved cornice, ceiling light point.

EXTERIOR

To the front, the property is approached over a good sized driveway which provides ample off road parking and hardstanding. The remainder of the front is laid to grass. A pathway runs along the right hand side of the bungalow leading to the rear garden.

The rear garden is predominantly laid to lawn and houses a timber shed/workshop and is served by outside lighting.

SERVICES

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

REFERENCE

25332623/22022023/LOV

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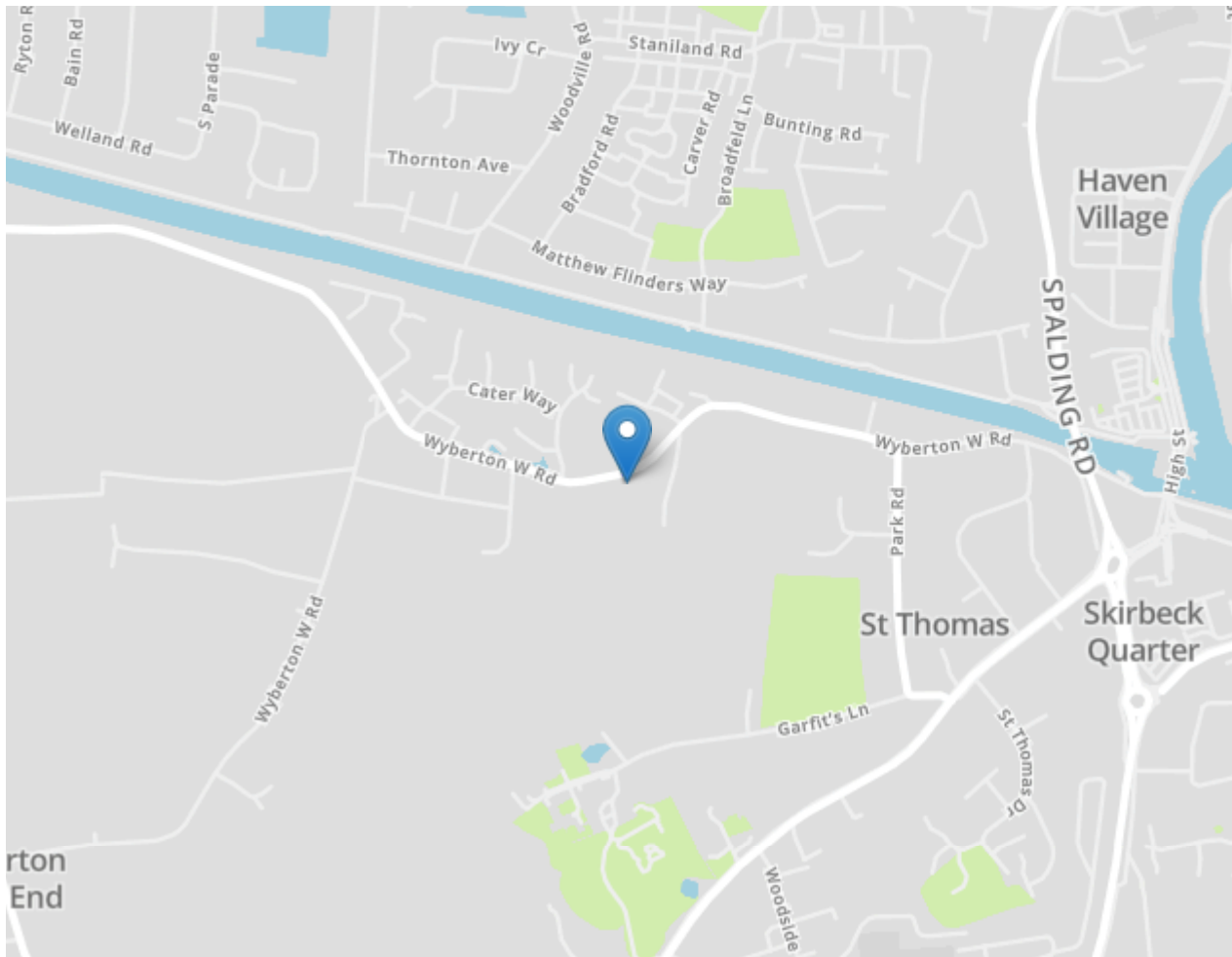
AGENT'S NOTES

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. 82.8 sq. metres (890.9 sq. feet)



Total area: approx. 82.8 sq. metres (890.9 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>			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	