



SHARMAN
BURGESS
For Sale
01205 361161

ALL BURY
COTTAGES
18 602

30

£155,000

30 Park Road, Boston, Lincolnshire PE21 7JP

SHARMAN BURGESS

30 Park Road, Boston, Lincolnshire
PE21 7JP
£155,000 Freehold

ACCOMMODATION

ENTRANCE LOBBY

With partially obscure glazed side entrance door, staircase leading off, wall mounted electric consumer unit, door through to: -

LOUNGE

11' 9" (maximum including chimney breast) x 11' 4" (maximum)
(3.58m x 3.45m)

With feature bow window to front aspect, radiator, coved cornice, ceiling light point, TV aerial point.

An extremely well presented and deceptively spacious semi-detached property with large garden extending to the rear, situated in a popular residential location. Accommodation comprises a lounge, dining room, kitchen, ground floor bathroom and three good sized independent bedrooms arranged off a first floor landing. The property benefits from uPVC double glazing and gas central heating.



SHARMAN BURGESS



DINING ROOM

14' 9" (maximum including staircase) x 11' 9" (maximum including chimney breast) (4.50m x 3.58m)

With wood effect laminate flooring, radiator, coved cornice, ceiling light point, French doors leading to the rear garden.

KITCHEN

13' 1" (maximum) x 6' 9" (maximum) (3.99m x 2.06m)

Having counter tops, one and a half bowl ceramic sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, gas and electric Range cooker (to be included in the sale) with wall mounted fume extractor above, space for twin height fridge freezer, integrated dishwasher, tiled floor, two ceiling light points, window to side aspect.

REAR ENTRANCE/UTILITY

With a continuation of the tiled floor from the kitchen, obscure glazed entrance door, plumbing for automatic washing machine, ceiling light point, built-in cloak cupboard providing storage.

GROUND FLOOR BATHROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, wood panelled bath with mixer tap and shower attachment and concertina shower screen, radiator, tiled floor, ceiling light point, obscure glazed window to side aspect, built-in boiler cupboard housing the Glow Worm gas combination central heating boiler.

FIRST FLOOR LANDING

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



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

11' 10" (maximum including chimney breast) x 11' 5" (3.61m x 3.48m)

With window to front aspect, radiator, ceiling light point, built-in wardrobe with hanging rail and shelving within.

BEDROOM TWO

11' 10" (maximum) x 8' 9" (maximum including chimney breast) (3.61m x 2.67m)

With window to rear aspect, radiator, coved cornice, ceiling light point, built-in wardrobe with hanging rail and shelving within.

BEDROOM THREE

13' 2" (maximum) x 6' 9" (measured into recessed) (4.01m x 2.06m)

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

EXTERIOR

Gated access leads to the rear garden which initially comprises a concrete and paved hardstanding areas housing both timber and metal storage sheds to be included within the sale. The larger than average sized garden extends to the rear and is predominantly laid to lawn and full enclosed by fencing with concrete posts and concrete gravel boards. The garden is served by an outside tap and lighting.

SERVICES

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

REFERENCE

17072024/27924341/HOM



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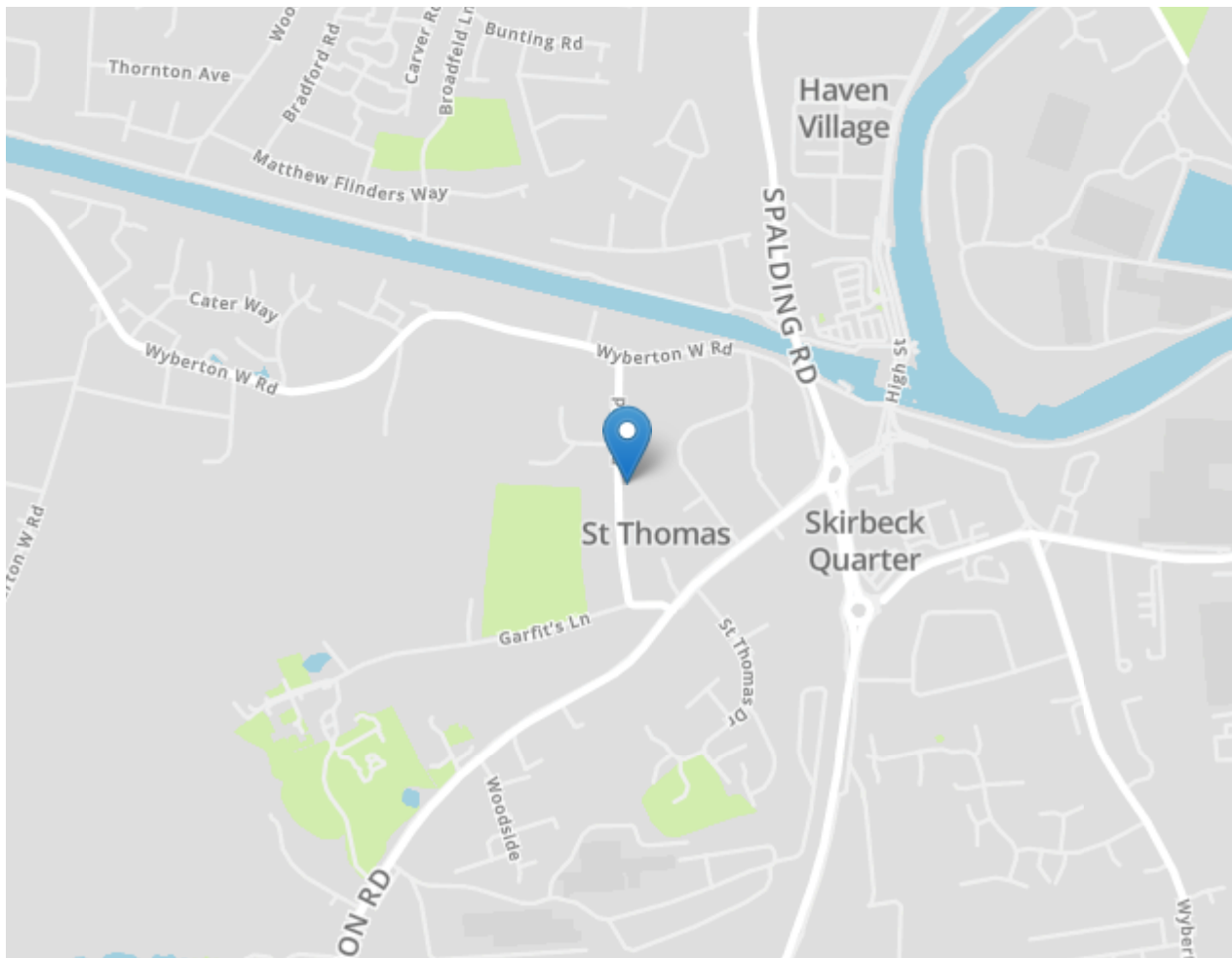
AGENT'S NOTES

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.

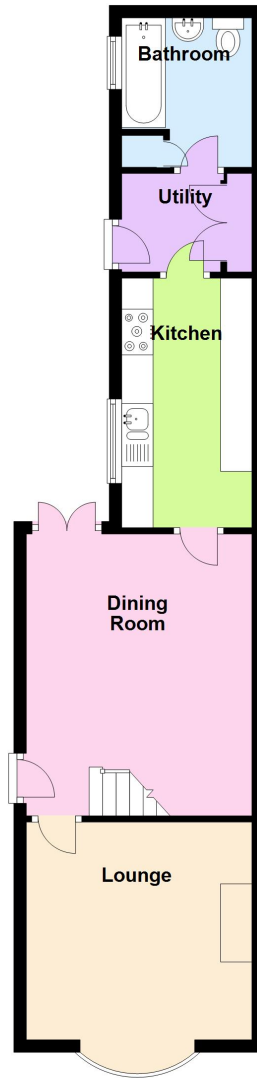
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services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

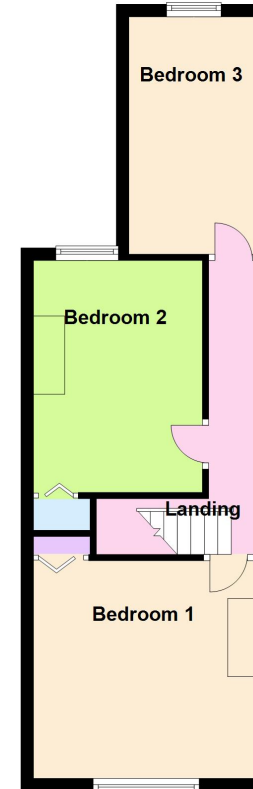


SHARMAN BURGESS

Ground Floor
Approx. 46.6 sq. metres (501.4 sq. feet)



First Floor
Approx. 38.4 sq. metres (412.9 sq. feet)



Total area: approx. 84.9 sq. metres (914.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(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