



£189,950

64 Woodside, Boston, Lincolnshire PE21 7HE

SHARMAN BURGESS

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PE21 7HE
£189,950 Freehold

ACCOMMODATION

RECEPTION HALL

16' 0" x 7' 5" (4.88m x 2.26m)

Having partially obscure glazed front entrance door with obscure glazed windows to side, radiator, wall mounted lighting, wall mounted electric fuse box, personnel door to garage, obscure glazed rear entrance door.

An extended detached bungalow with generous sized garden to the rear, being offered for sale with NO ONWARD CHAIN. Accommodation comprises a reception hallway, kitchen, lounge diner, two double bedrooms and a four piece bathroom. Further benefits include a single garage with utility room and separate WC to the rear, driveway and uPVC double glazing. The property would benefit from some modernisation and improvement.



SHARMAN BURGESS



KITCHEN

13' 8" (maximum) x 10' 9" (maximum) (4.17m x 3.28m)

Having roll edge work surfaces with tiled splashbacks, sink and drainer with mixer tap, base level storage units, drawer units, matching eye level wall units, fitted larder style unit and additional glazed display wall mounted cabinets, space for gas cooker, space for standard height fridge or freezer, window to rear elevation, coved cornice, ceiling mounted strip light, radiator.

LOUNGE DINER

20' 2" (maximum) x 11' 4" (maximum) (6.15m x 3.45m)

Having window to front elevation, radiator, coved cornice, two ceiling light points, living flame coal effect gas fireplace with fitted hearth and display surround.

INNER HALLWAY

Having radiator, coved cornice, ceiling light point, access to loft space.

BEDROOM ONE

16' 1" (maximum) x 11' 10" (maximum) (4.90m x 3.61m)

Having two windows to rear elevation, radiator, coved cornice, ceiling light point, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM TWO

13' 4" x 10' 5" (4.06m x 3.17m)

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



**SHARMAN
BURGESS** Est 1996

BATHROOM

9' 4" x 5' 4" (2.84m x 1.63m)

Being fitted with a four piece suite comprising panelled bath, bidet. WC, wash hand basin with vanity unit beneath, radiator, walls tiled to approximately half height, electric shaver point, extractor fan, coved cornice, ceiling light point, obscure glazed window to rear elevation.

EXTERIOR

To the front, a drop kerb leads to a driveway which provides off road parking. There is a lawned front garden and paved access leads to the front entrance door. The front of the property is served with an outside light.

GARAGE

16' 9" x 10' 1" (5.11m x 3.07m)

Having up and over door, served by power and lighting, access to loft space. Wall mounted gas central heating boiler, which prospective purchasers should be aware is currently not in working condition.

To the back of the garage is a: -

UTILITY AREA

Comprising a Belfast style sink, plumbing for washing machine, radiator, ceiling light point, window to rear elevation.

SEPARATE WC

Having WC within, radiator, obscure glazed window to rear elevation, ceiling light point.

REAR GARDEN

Having a generous sized rear garden comprising raised paved patio seating area providing ample seating space, with steps leading down to the remainder of the garden which is predominantly laid to lawn with flower and shrub borders. The garden is enclosed by a mixture of wall, fencing and hedging. The garden is also served by an outside tap and lighting.

SERVICES

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

REFERENCE

28032025/28814719/EPT



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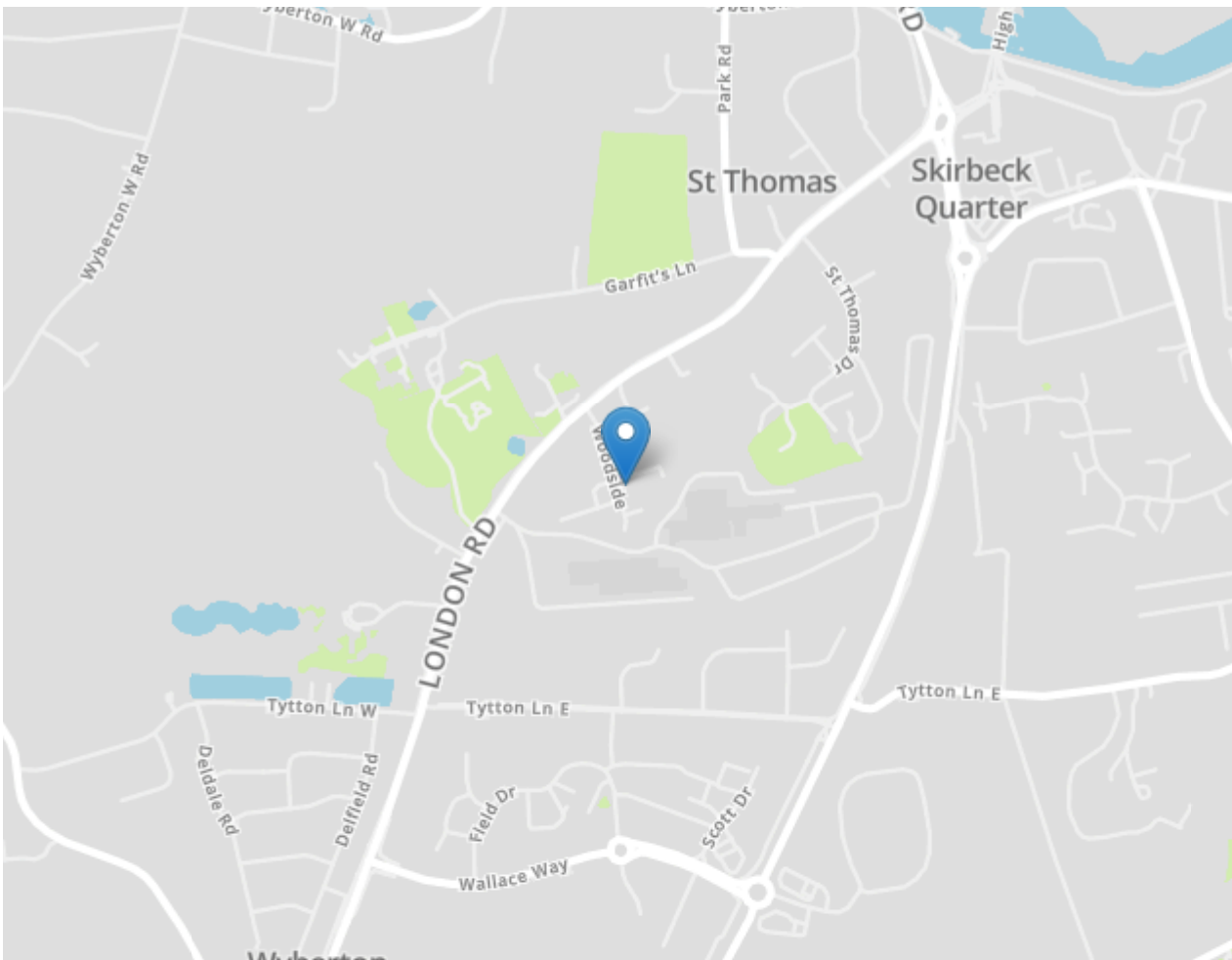
AGENT'S NOTES

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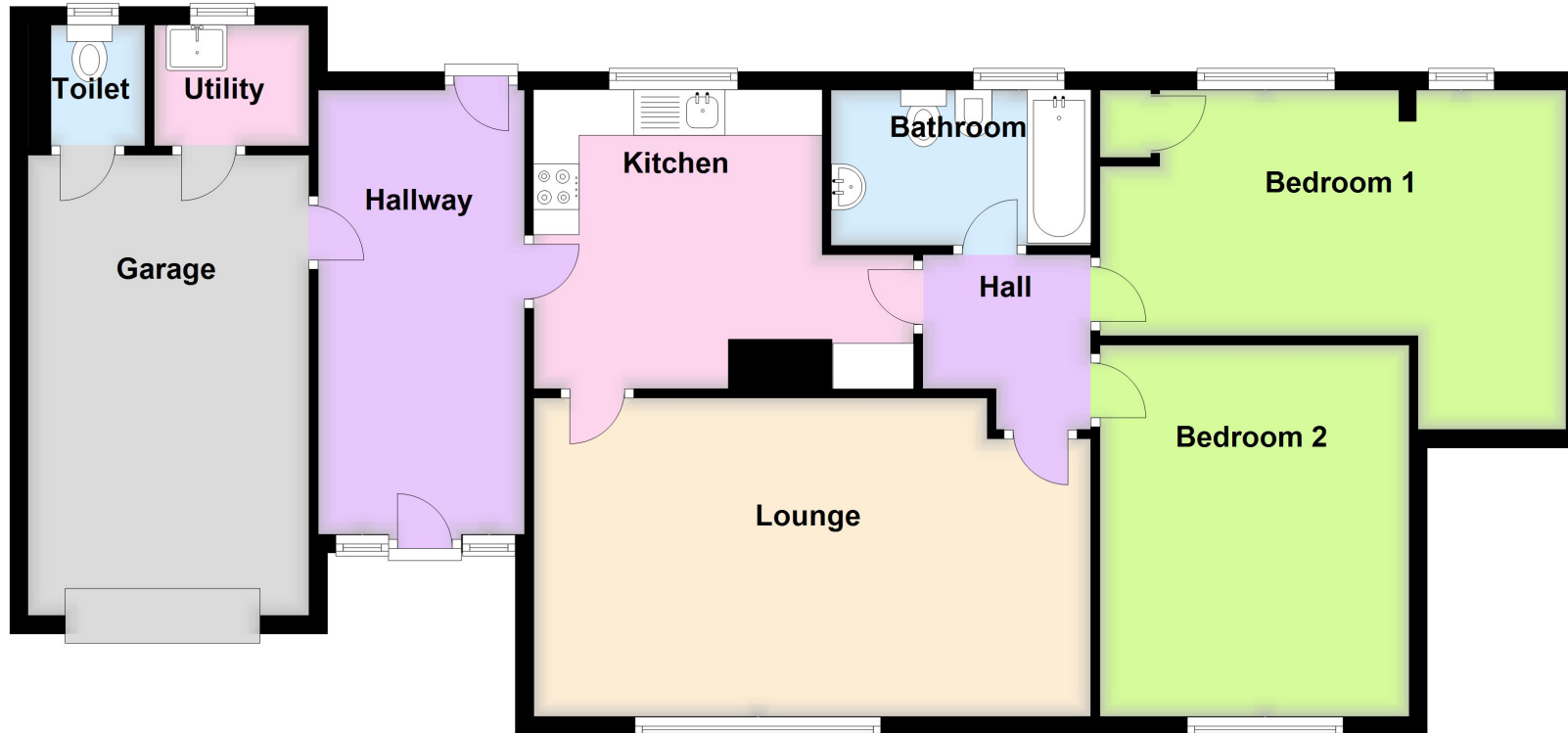
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 104.3 sq. metres (1122.2 sq. feet)



Total area: approx. 104.3 sq. metres (1122.2 sq. feet)

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BURGESS** Est 1996

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC