



£79,950

37 Clarke Court, Wyberton, Boston, Lincolnshire PE21 7EE

SHARMAN BURGESS

A two bedroomed first floor Leasehold flat being sold with the benefit of NO ONWARD CHAIN. Additional benefits include a single garage situated in a block and uPVC double glazing.

ACCOMMODATION

ENTRANCE LOBBY

With uPVC double glazed front entrance door and staircase leading to a first floor landing.

ENTRANCE HALL

With access to roof space and wall mounted electric heater.

L-SHAPED LOUNGE DINER

21' 4" (maximum) x 12' 6" (maximum) (6.50m x 3.81m)

Having electric night storage radiator, TV aerial point, telephone point.

KITCHEN

9' 1" x 9' 0" (maximum) (2.77m x 2.74m)

Having fitted work surface with inset single drainer stainless steel sink unit, base cupboards and drawers with matching wall mounted cupboards, plumbing for automatic washing machine, electric cooker point, fluorescent strip light.

BEDROOM ONE

10' 9" x 9' 8" (3.28m x 2.95m)

With electric night storage radiator.

BEDROOM TWO

9' 9" x 7' 6" (2.97m x 2.29m)

Having electric night storage radiator, built-in wardrobe.

BATHROOM

9' 9" (maximum) x 5' 10" (maximum) (2.97m x 1.78m)

Being fitted with a white suite comprising panelled bath with built-in mixer shower above, pedestal hand basin, dual flush, WC, electric heated towel rail, wall mounted electric fan heater, built-in airing cupboard housing the hot water cylinder with immersion heater.

EXTERIOR

INTEGRAL STORE CUPBOARD

Situated at the front of the property, with uPVC door.

SINGLE GARAGE

Situated within a block and having up and over door, served by communal cold water tap.

TENURE

Leasehold. At the time of preparation of these particulars (March 2026) details of the Lease and current service charge are still to be provided.

SERVICES

Mains water, electricity and drainage are connected.

REFERENCE

10032026/30082593/HRS

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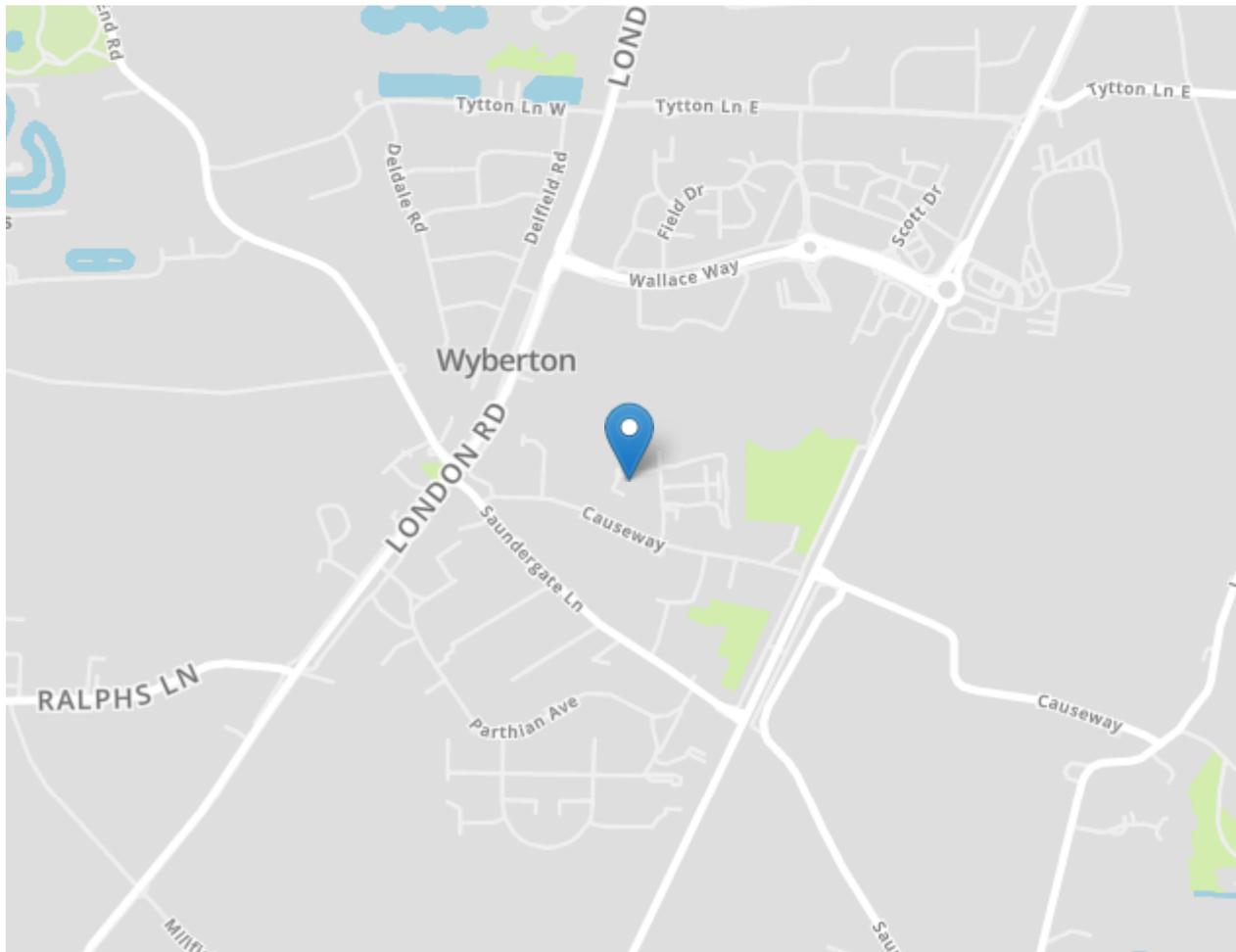
AGENT'S NOTES

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.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 72 | 77 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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