

£65,000

47 Hartley Street, Boston, Lincolnshire PE21 9BS

SHARMAN BURGESS

A two bedroomed mid terraced property in need of full renovation and improvement, with accommodation comprising a lounge, dining room, kitchen, rear entrance hall, two bedrooms to the first floor and a bathroom. Being offered with NO ONWARD CHAIN. Prospective purchasers should be aware that the property will not support a Buy To Let Mortgage in its current condition.

ACCOMMODATION

LOUNGE

13' 5" (maximum into bay window) x 11' 5" (maximum including chimney breast) (4.09m x 3.48m)

Having partially obscure glazed front entrance door, bay window to front elevation, exposed wooden floor, ceiling light point, radiator.

INNER LOBBY

Having under stairs storage cupboard.

DINING ROOM

11' 11" x 11' 5" (maximum including chimney breast) (3.63m x 3.48m)

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

KITCHEN

11' 0" x 6' 8" (3.35m x 2.03m)

Having counter tops, sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for electric cooker, space for twin height fridge freezer, plumbing for washing machine, two windows to side elevation, ceiling mounted strip light.

REAR ENTRANCE HALL

6' 2" x 9' 10" (1.88m x 3.00m)

Having window to side elevation, sliding door to rear elevation, radiator, wall light point.

FIRST FLOOR LANDING

Having light point, access to loft space.

BEDROOM ONE

11' 5" (maximum including chimney breast) x 11' 0" (3.48m x 3.35m)

Having window to front elevation, radiator, ceiling light point, built-in wardrobe with hanging rail within, over stairs storage cupboard.

BEDROOM TWO

11' 11" x 8' 5" (maximum including chimney breast) (3.63m x 2.57m)

Having ceiling light point, window to rear elevation, radiator.

BATHROOM

11' 3" x 6' 10" (with reduced head height) (3.43m x 2.08m)

Having panelled bath, WC, pedestal wash hand basin, radiator, obscure glazed window to rear elevation, ceiling light point, built-in boiler cupboard housing the Saunier Duval gas combination central heating boiler.

EXTERIOR

The property benefits from a rear yard.

SERVICES

Mains gas, electricity, water and drainage are connected.

AGENTS NOTE

In accordance with Section 21 of The Estate Agents Act 1979 prospective purchasers are advised that the Vendors are a relative of an employee of Sharman Burgess.

REFERENCE

03032026/29734035/TUR

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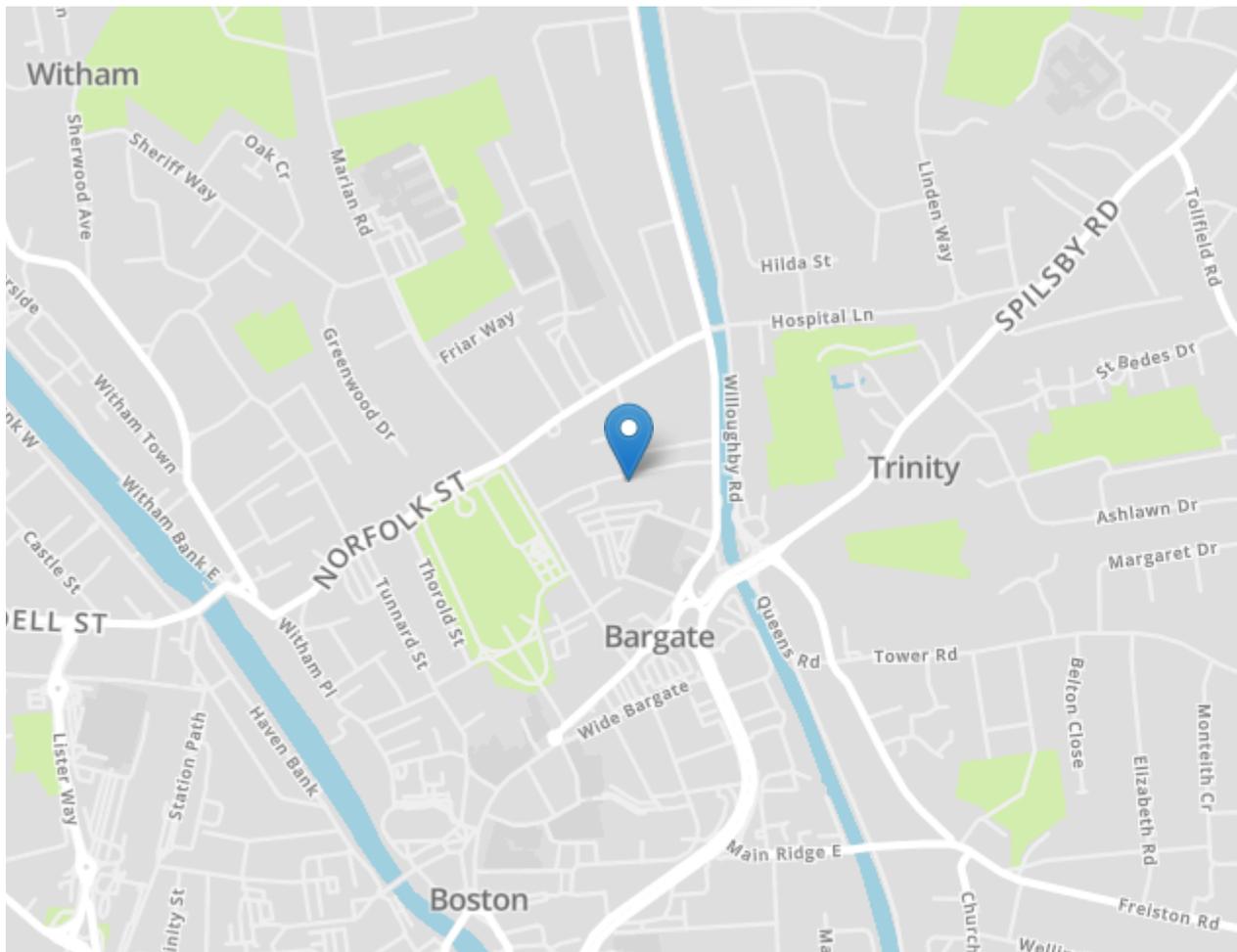
AGENT'S NOTES

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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