



£95,000

3 Jessop Court, Kirton, Boston, Lincolnshire PE20 1AN

SHARMAN BURGESS

**3 Jessop Court, Kirton, Boston, Lincolnshire
PE20 1AN
£95,000 Leasehold**

ACCOMMODATION

COMMUNAL ENTRANCE

Having entrance door, staircase rising to the second floor.

ENTRANCE HALL

Having entrance door, wall mounted electric radiator, loft access, window to front elevation, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

LIVING AREA

13' 0" x 13' 11" (maximum) (3.96m x 4.24m)

Having two double glazed windows to rear elevation, wall mounted electric radiator, TV connection point, open through to: -

A two bedroomed second floor flat with allocated parking and single garage, being offered for sale with NO ONWARD CHAIN and situated in the popular and well served village of Kirton close to amenities. In ideal FIRST TIME BUY or BUY TO LET purchase. Accommodation comprises entrance hall, open plan living kitchen area, two bedrooms and a bathroom.



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KITCHEN AREA

10' 8" x 9' 6" (3.25m x 2.90m)

Being fitted with a range of wall and base level storage units, areas of work surfaces with tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob with stainless steel extractor above, space for standard height fridge, space and plumbing for automatic washing machine, double glazed window to front elevation.

BEDROOM ONE

12' 5" (maximum) x 9' 9" (3.78m x 2.97m)

Having two double glazed windows to rear elevation, wall mounted electric radiator.

BEDROOM TWO

10' 4" x 8' 1" (3.15m x 2.46m)

Having double glazed window to front elevation, wall mounted electric radiator.

BATHROOM

Being fitted with a three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with wall mounted electric shower above, partly tiled walls, ceiling mounted spotlights, heated towel rail, electric heater, extractor fan, double glazed window.

EXTERIOR

A block paved driveway which provides off road allocated parking to the immediate front of the: -



SINGLE GARAGE

Situated in a block of three and having up and over door.

**SHARMAN
BURGESS** Est 1996

AGENTS NOTE

The property is to be purchased on a Leasehold basis. The 99 Year Lease commenced 2015. The Vendor informs the Agent that there is a bi-annual service charge of approximately £1,000 payable to the management company.

SERVICES

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

REFERENCE

11012025/23077884/WAT



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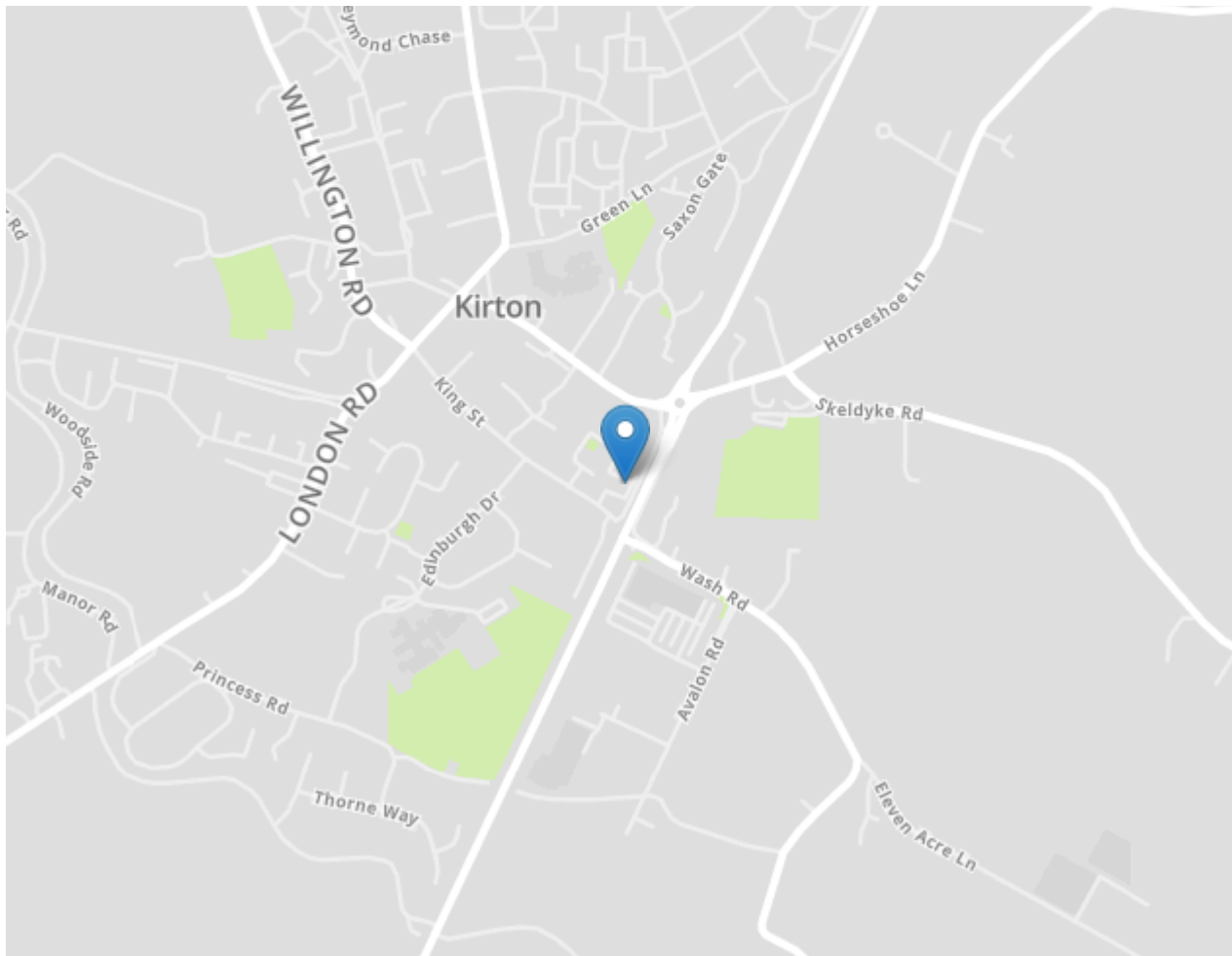
AGENT'S NOTES

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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Ground Floor

Approx. 54.5 sq. metres (586.4 sq. feet)



Total area: approx. 54.5 sq. metres (586.4 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	