



£160,000

1 Almond Close, Boston, Lincolnshire PE21 8HL

SHARMAN BURGESS

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PE21 8HL
£160,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed window to side, staircase leading off, radiator, coved cornice, ceiling light point, wall mounted digital thermostat for central heating, under stairs storage cupboard housing the central heating digital timer and wall mounted electric fuse box.

LOUNGE

23'6" (maximum) x 10'10" (maximum) narrowing to 7'8" (7.16m x 3.30m narrowing to 2.34m)

Having dual aspect windows, two radiators, coved cornice, ceiling light point, additional wall light points, TV aerial point, living flame coal effect gas fire with fitted hearth and display surround.

A large four bedroomed semi-detached property in need of some modernisation and improvement, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen diner, conservatory, four bedrooms to the first floor and a family bathroom. Further benefits include a large garage with separate WC within, front and side gardens and low maintenance rear garden, gas central heating.



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KITCHEN DINER

17' 6" x 9' 0" (5.33m x 2.74m)

Having roll edge work surfaces with tiled splashbacks, inset one and half bowl sink and drainer with mixer tap, extensive range of wood fronted base level storage units, drawer units and matching eye level wall units with glazed display cabinets, corner display shelving and eye level shelving, integrated oven and grill, four ring electric hob, integrated dishwasher, coved cornice, two ceiling light points, window to rear elevation, radiator. Door to: -

CONSERVATORY

16' 1" x 6' 10" (4.90m x 2.08m)

Of brick and uPVC construction with polycarbonate roof. Having tiled floor, obscure glazed door leading out to the garden, personnel door to garage.

FIRST FLOOR LANDING

Having window to rear elevation, coved cornice, ceiling light point, access to roof space.

BEDROOM ONE

14' 0" (maximum) x 11' 8" (maximum) (4.27m x 3.56m)

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

EN-SUITE SHOWER ROOM

Being fitted with a wall mounted wash hand basin with mixer tap, shower cubicle with wall mounted electric shower within and fitted shower screen, tiled floor, tiled walls, obscure glazed window to rear elevation, radiator, ceiling light point.

BEDROOM TWO

10' 11" (maximum) x 12' 4" (maximum) (3.33m x 3.76m)

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



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BEDROOM THREE

10' 11" (maximum taken into entrance area and including chimney breast) x 11' 5" (3.33m x 3.48m)

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

BEDROOM FOUR

7' 7" x 7' 4" (2.31m x 2.24m)

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

BATHROOM

Being fitted with a three piece suite comprising WC, panelled bath with mixer tap and hand held shower attachment, wash hand basin with vanity unit beneath, obscure glazed window to rear elevation, ceiling light point, built-in airing cupboard housing hot water cylinder and slatted linen shelving within.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which provides off road parking. There is a low maintenance front garden which is predominantly laid to gravel, with flower borders and low level wall to the front boundary.

GARAGE

16' 9" (maximum) x 14' 1" (maximum) (5.11m x 4.29m)

Having up and over door, served by power and lighting, obscure glazed personnel door to driveway, housing the wall mounted Worcester central heating boiler, plumbing for automatic washing machine. The garage also houses a: -

CLOAKROOM

Having push button WC, wash hand basin with mixer tap and vanity unit beneath, obscure glazed window to rear elevation, tiled floor, tiled walls, ceiling light point.

SIDE AND REAR GARDENS

The side garden is predominantly laid to lawn, with plant and flower borders. There is a low level wall to the front boundary and the remainder is enclosed by fencing. Gated access leads to the low maintenance rear garden which is predominantly laid to paving and enclosed by fencing.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

12032025/28622357/TAY



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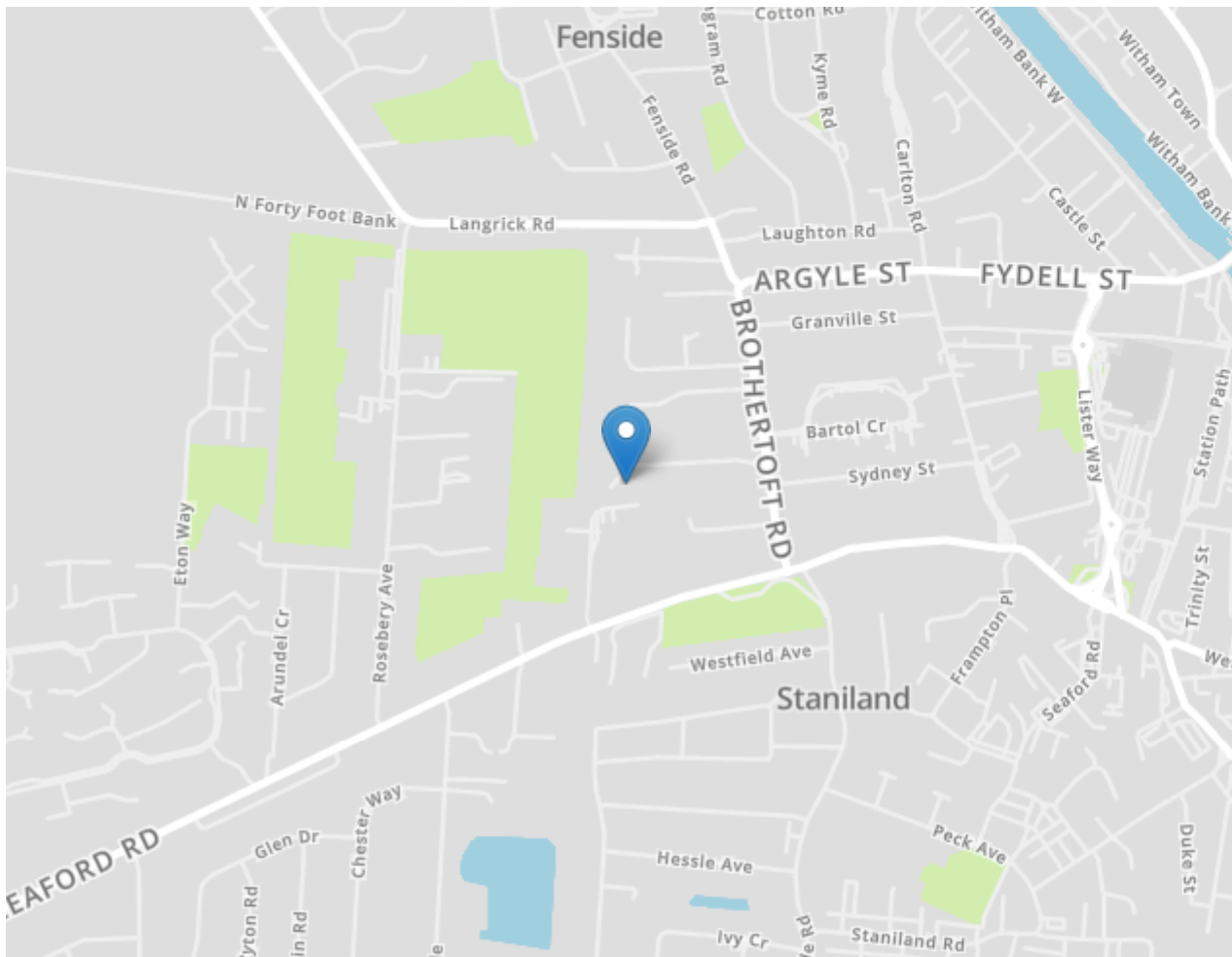
AGENT'S NOTES

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.

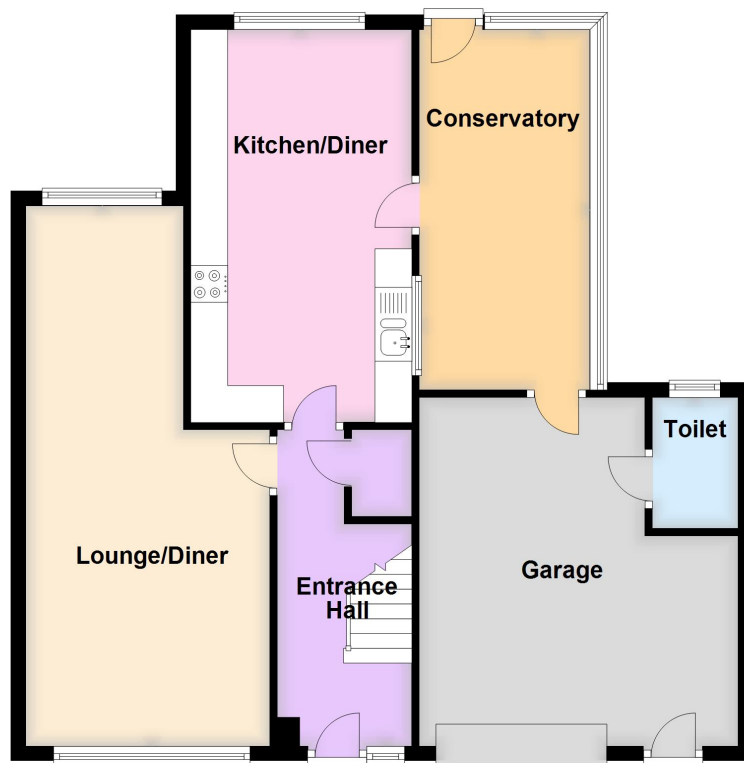
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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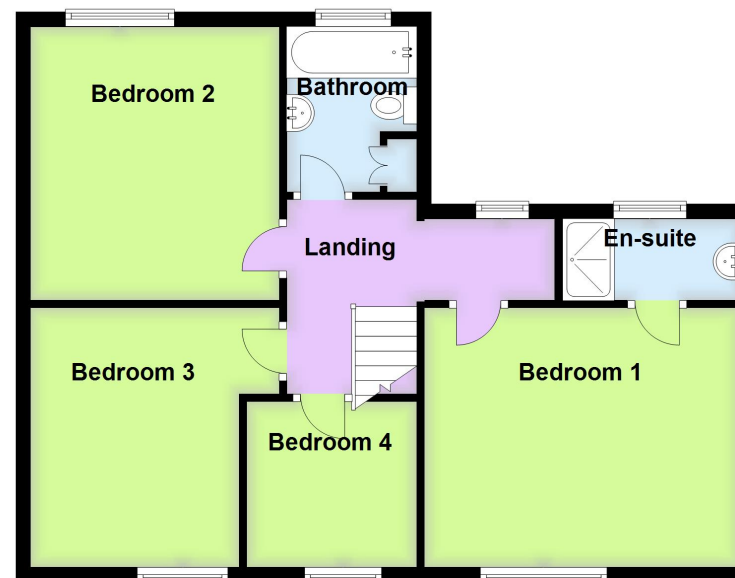
Ground Floor

Approx. 78.2 sq. metres (841.9 sq. feet)



First Floor

Approx. 58.9 sq. metres (634.4 sq. feet)



Total area: approx. 137.2 sq. metres (1476.3 sq. feet)

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t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		