



£169,950

25 Bayswood Avenue, Boston, Lincolnshire PE21 7RT

SHARMAN BURGESS

25 Bayswood Avenue, Boston, Lincolnshire
PE21 7RT
£169,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially glazed front entrance door with obscure glazed side panels, staircase rising to first floor, radiator, coved cornice, ceiling light point, under stairs storage cupboard housing the electric meter and electric fuse box.

LOUNGE

14' 7" (maximum into bay window) x 10' 11" (maximum including chimney breast) (4.45m x 3.33m)

Having wood effect laminate flooring, radiator, coved cornice, ceiling light point, feature bay window to front elevation, telephone point.

An extended, semi-detached property with three large double bedrooms, in need of refurbishment and improvement and being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, large sitting room, kitchen, three double bedrooms and a family bathroom. Further benefits include a driveway, garage, large rear entrance lean-to, approximate south facing rear garden and gas central heating.



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SITTING ROOM

22' 3" x 10' 11" (maximum including chimney breast) (6.78m x 3.33m)

Having wood effect laminate flooring, two radiators, coved cornice, wall mounted lighting, fireplace with tiled hearth and exposed blockwork surround and space for fire, sliding patio doors leading to the rear garden.

KITCHEN

17' 4" (maximum) x 6' 5" (5.28m x 1.96m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for electric cooker with stainless steel fume extractor above, plumbing for automatic washing machine, wood effect laminate flooring, ceiling light point, obscure glazed window to side elevation, obscure glazed door leading through to: -

REAR ENTRANCE LEAN-TO

24' 7" (maximum) x 6' 10" (maximum) (7.49m x 2.08m)

Having a glazed roof, dual aspect windows, obscure glazed door leading to the garden, served by power and lighting, door to: -

GROUND FLOOR CLOAKROOM

Having WC, obscure glazed window to rear elevation.

FIRST FLOOR LANDING

Having window to side elevation, ceiling light point.



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BEDROOM ONE

12' 6" (maximum) x 9' 0" (maximum taken to built-in wardrobes) (3.81m x 2.74m)
Having window to rear elevation, radiator, ceiling light point, built-in wardrobes to the majority of one wall with hanging rails and shelving within.

BEDROOM TWO

11' 6" (maximum including chimney breast) x 11' 0" (3.51m x 3.35m)
Having window to front elevation, radiator, coved cornice, ceiling light point, wood effect laminate flooring.

BATHROOM

Being fitted with a three piece suite comprising pedestal wash hand basin, WC, bath with mixer tap and wall mounted electric shower above, walls tiled to the majority, obscure glazed window to rear elevation, ceiling light point, built-in boiler cupboard housing the Worcester gas combination central heating boiler.

CONTINUATION OF FIRST FLOOR LANDING

With window to front elevation and staircase rising to: -

BEDROOM THREE

17' 6" x 11' 2" (with reduced head height) (5.33m x 3.40m)
Having window to side elevation, Velux window to rear elevation, wood effect laminate flooring, radiator, ceiling light point, access into eaves.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which provides off road parking as well as access to the: -

GARAGE

17' 11" (maximum) x 8' 0" (5.46m x 2.44m)
Having concrete base, ceiling mounted lighting, housing the gas meter, obscure glazed door leading to the rear entrance lean-to.

REAR GARDEN

The property benefits from an approximate south facing rear garden which is initially laid to a decked seating area, leading to the remainder which is predominantly laid to lawn with flower and shrub borders. The garden is enclosed by fencing.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

29042025/29005878/SLA



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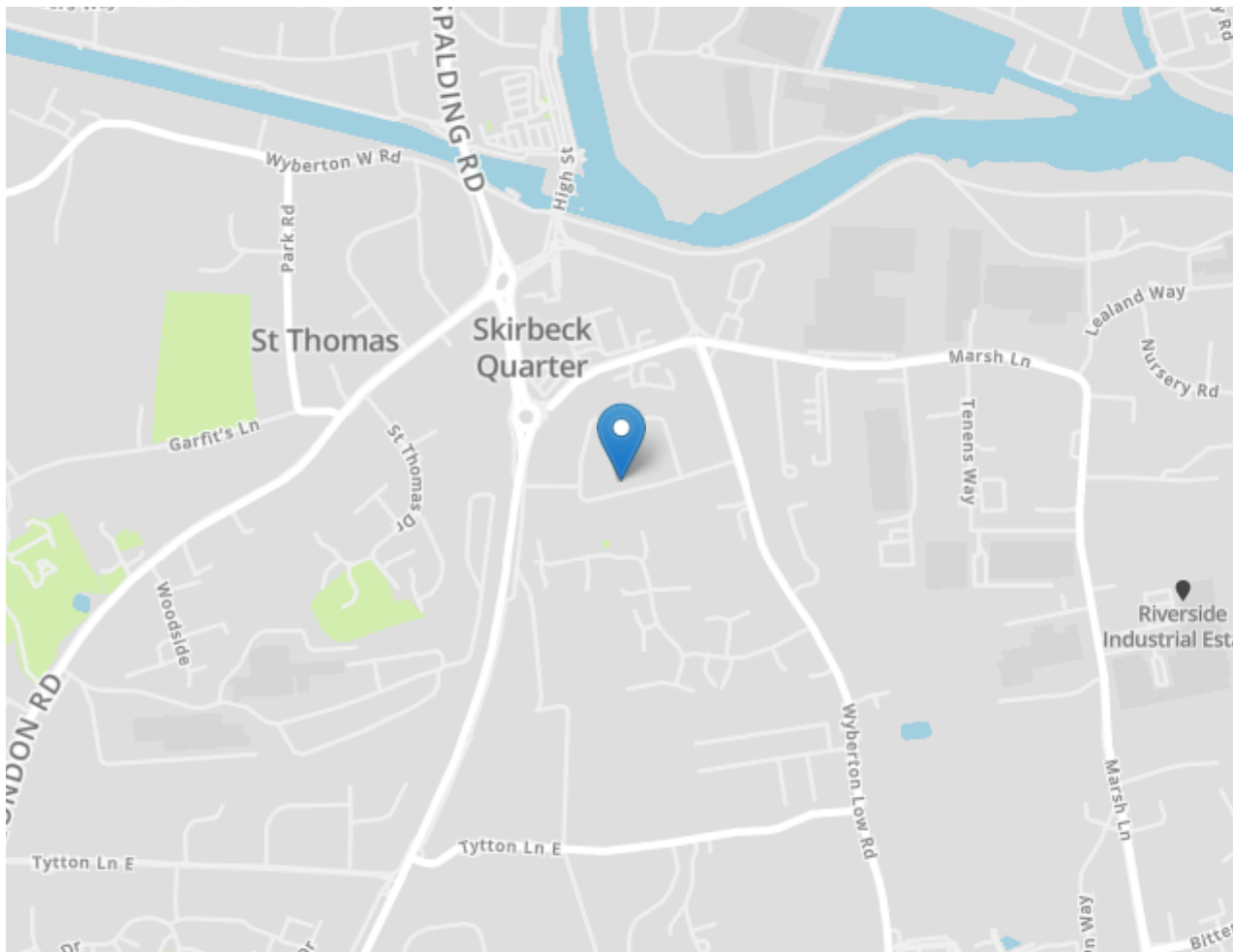
AGENT'S NOTES

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.

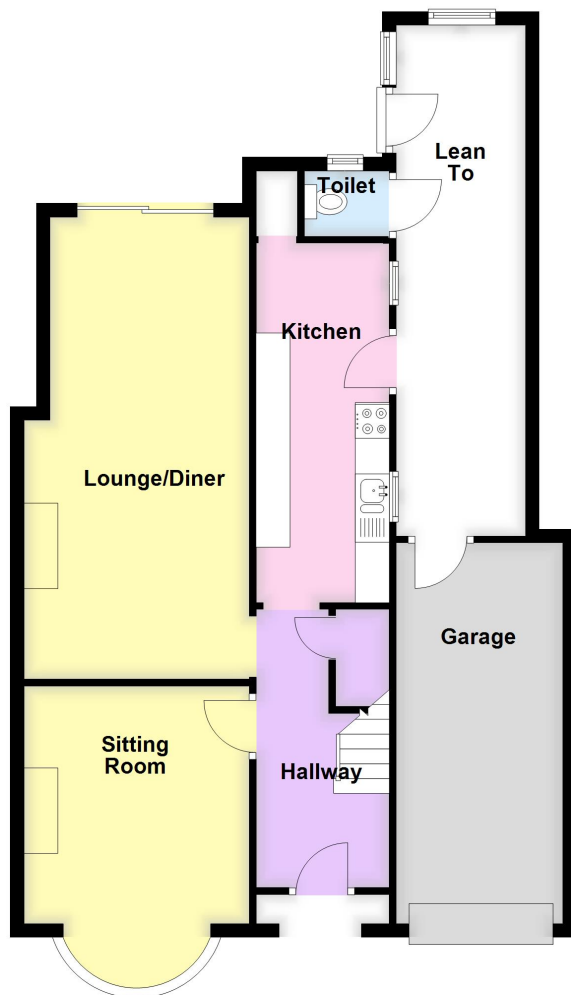
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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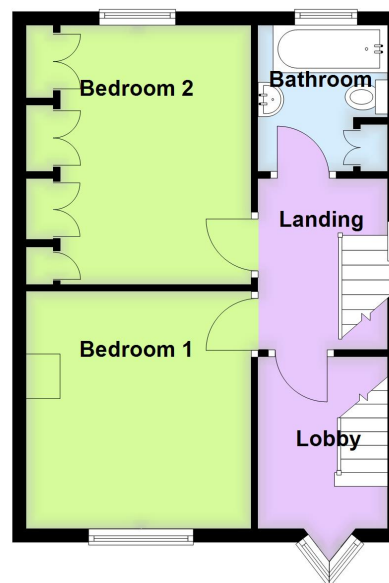
Ground Floor

Approx. 85.4 sq. metres (919.1 sq. feet)



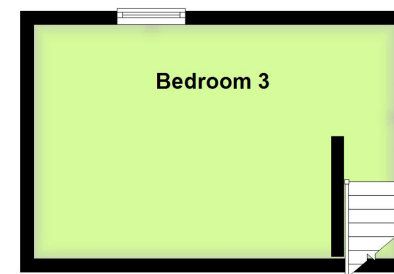
First Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



Second Floor

Approx. 18.2 sq. metres (195.9 sq. feet)



Total area: approx. 143.1 sq. metres (1540.1 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	65	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	