



SHARMAN
BURGESS
FOR SALE
01205 361161

£189,950

9 Amberley Crescent, Boston, Lincolnshire PE21 7QQ

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PE21 7QQ
£189,950 Freehold

A detached two bedroomed bungalow situated in a popular location on the outskirts of Boston, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, kitchen, lounge, two bedrooms and a bathroom. Benefits include a driveway, carport, garage and enclosed rear garden.

ACCOMMODATION

ENTRANCE HALL

Having uPVC side entrance door, radiator, coved cornice, telephone point, door to airing cupboard housing the hot water cylinder, door to storage cupboard housing the security alarm control panel, access to roof space.



SHARMAN BURGESS



KITCHEN

10' 3" x 10' 6" (maximum) (3.12m x 3.20m)

Being fitted with a range of wall and base level storage units, areas of work surface, stainless steel sink and drainer with mixer tap, space for cooker, space and plumbing for automatic washing machine, space for standard height fridge, fully tiled walls, radiator, concealed wall mounted central heating boiler, double glazed window to rear elevation, uPVC glazed side entrance door.

LOUNGE

16' 8" x 12' 8" (5.08m x 3.86m)

Having double glazed window, uPVC glazed door leading to rear garden, two radiators, coved cornice, ceiling light points, electric fireplace.

BEDROOM ONE

13' 10" x 10' 6" (4.22m x 3.20m)

Having double glazed window to front elevation, radiator, coved cornice, built-in wardrobe.

BEDROOM TWO

8' 11" x 10' 7" (2.72m x 3.23m)

Having double glazed window to front elevation, radiator, coved cornice, built-in wardrobe.

BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and wall mounted electric shower above, low level WC, pedestal wash hand basin, radiator, double glazed window to side elevation, coved cornice, fully tiled walls, tiled floor.



**SHARMAN
BURGESS** Est 1996

EXTERIOR

To the front, a concrete driveway provides ample off road parking and leads to a covered carport and single garage. Gated access leads to the rear garden. The front garden is laid to a shaped lawn.

SINGLE GARAGE

17' 7" x 8' 7" (5.36m x 2.62m)

Having electric up and over door, served by power and lighting.

REAR GARDEN

Being initially laid to a paved patio seating area leading to a good sized area of lawn with shrub and bush borders. The garden houses a Bramley apple tree, two greenhouses and a timber shed. The garden is fully enclosed by timber fencing and served by outside tap and light.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

18022026/29995810/WAT



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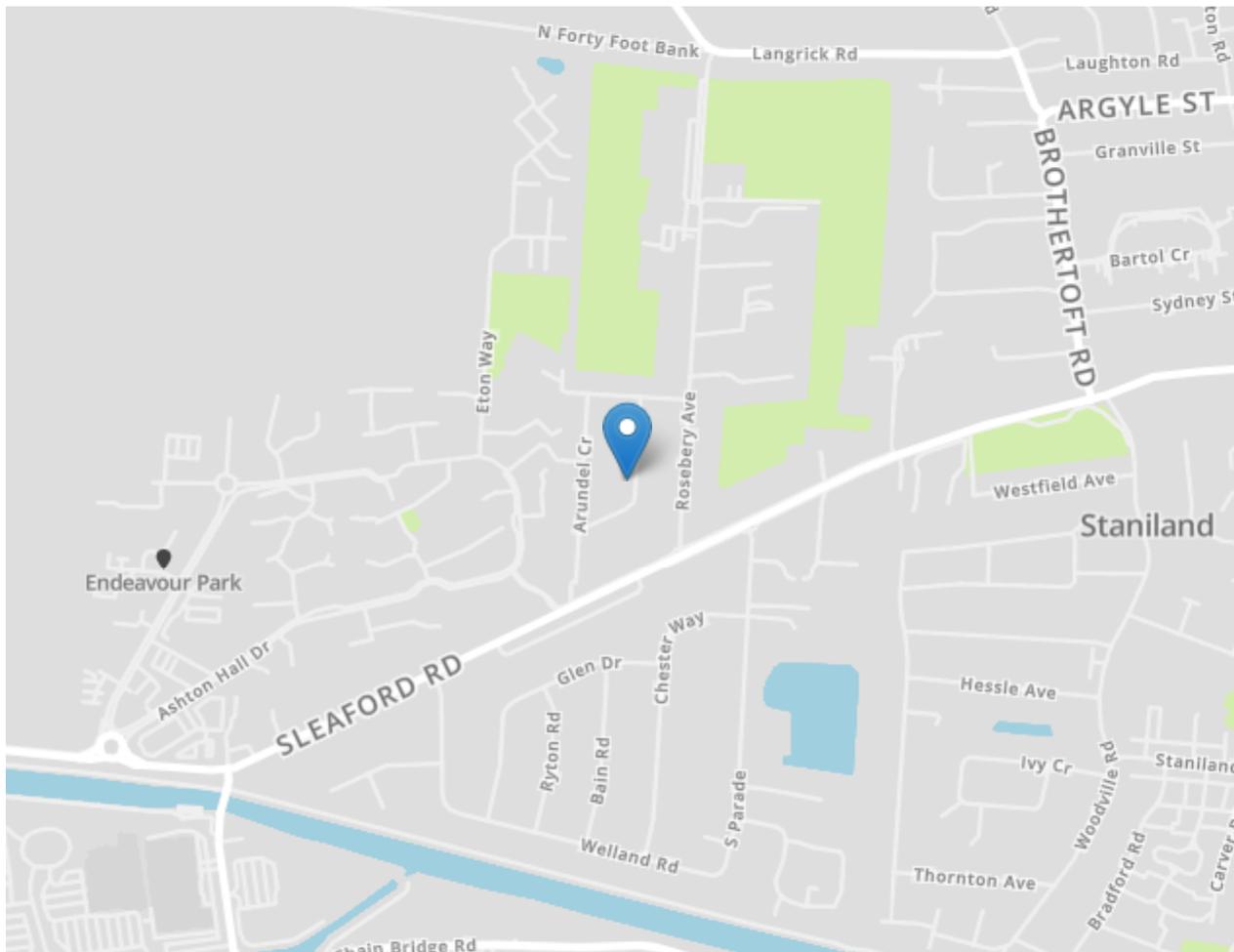
AGENT'S NOTES

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.

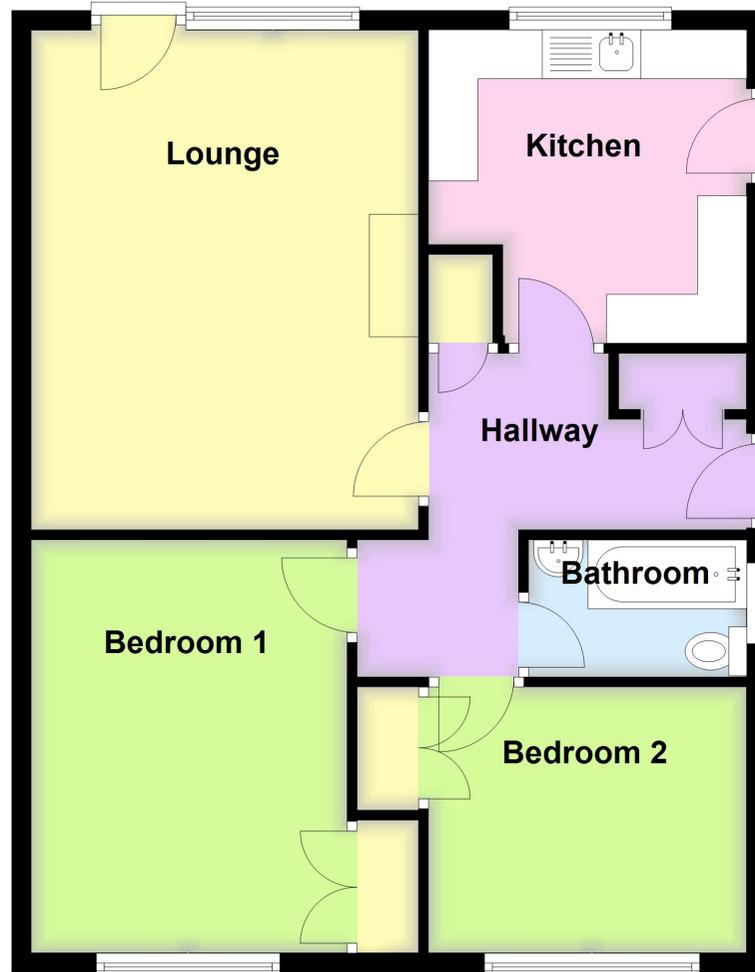
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 68.0 sq. metres (731.5 sq. feet)



Total area: approx. 68.0 sq. metres (731.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	