



£155,000

21 Bayswood Avenue, Boston, Lincolnshire PE21 7RT

SHARMAN BURGESS

21 Bayswood Avenue, Boston, Lincolnshire
PE21 7RT
£155,000 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase rising to first floor, radiator, ceiling light point, wall mounted central heating thermostat, under stairs storage cupboard housing the electric fuse box and gas meter, door to: -

LOUNGE

14' 6" (maximum into bay window) x 10' 11" (maximum including chimney breast) (4.42m x 3.33m)

Having bay window to front elevation, radiator, ceiling light point, TV aerial point, wiring for satellite TV, gas fireplace with display surround and hearth.

A semi-detached property situated in a popular residential location, requiring some modernisation and being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge with bay window, dining room, kitchen, three bedrooms to the first floor, with bedroom one also benefitting from a bay window, and family bathroom. Further benefits include a driveway and approximate south facing garden to the rear.



SHARMAN BURGESS



DINING ROOM

11' 0" (maximum including chimney breast) x 12' 10" (3.35m x 3.91m)

Having window to rear elevation, ceiling light point, wall mounted gas fire with back boiler serving the central heating system.

KITCHEN

18' 2" x 5' 11" (measurement taken at widest point) (5.54m x 1.80m)

Having roll edge work surfaces with stainless steel sink and drainer with mixer tap, range of wood fronted base level storage units, drawer units and matching eye level wall units, integrated fridge and freezer, integrated oven and grill, four ring gas hob, plumbing for automatic washing machine, two windows to side elevation, obscure glazed entrance door, coved cornice, radiator, two ceiling strip lights.

FIRST FLOOR LANDING

Having obscure glazed window to side elevation, ceiling light point, access to loft space.

BEDROOM ONE

15' 4" (maximum into bay window) x 11' 0" (maximum including chimney breast) (4.67m x 3.35m)

Having bay window to front elevation, ceiling light point, radiator.

BEDROOM TWO

12' 6" x 9' 10" (measurement taken to built-in wardrobes) (3.81m x 3.00m)

Having window to rear elevation, radiator, ceiling light point, built-in wardrobes with overhead storage lockers, airing cupboard housing the hot water cylinder and slatted linen shelving within.



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

6' 0" x 7' 10" (1.83m x 2.39m)

Having window to front elevation, ceiling light point.

BATHROOM

7' 5" x 6' 0" (2.26m x 1.83m)

Having WC, bath with wall mounted mains fed shower above, pedestal wash hand basin, fully tiled walls, ceiling light point, obscure glazed window to rear elevation, radiator.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a concrete driveway which extends to the right hand side of the property and provides off road parking and leads to a timber garage/store.

REAR GARDEN

Having an approximate south facing rear garden, predominantly laid to lawn with flower and shrub borders. The garden is enclosed to the majority with fencing and hedging and houses a timber garden shed which is to be included within the sale.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

15072025/28652574/SKI



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

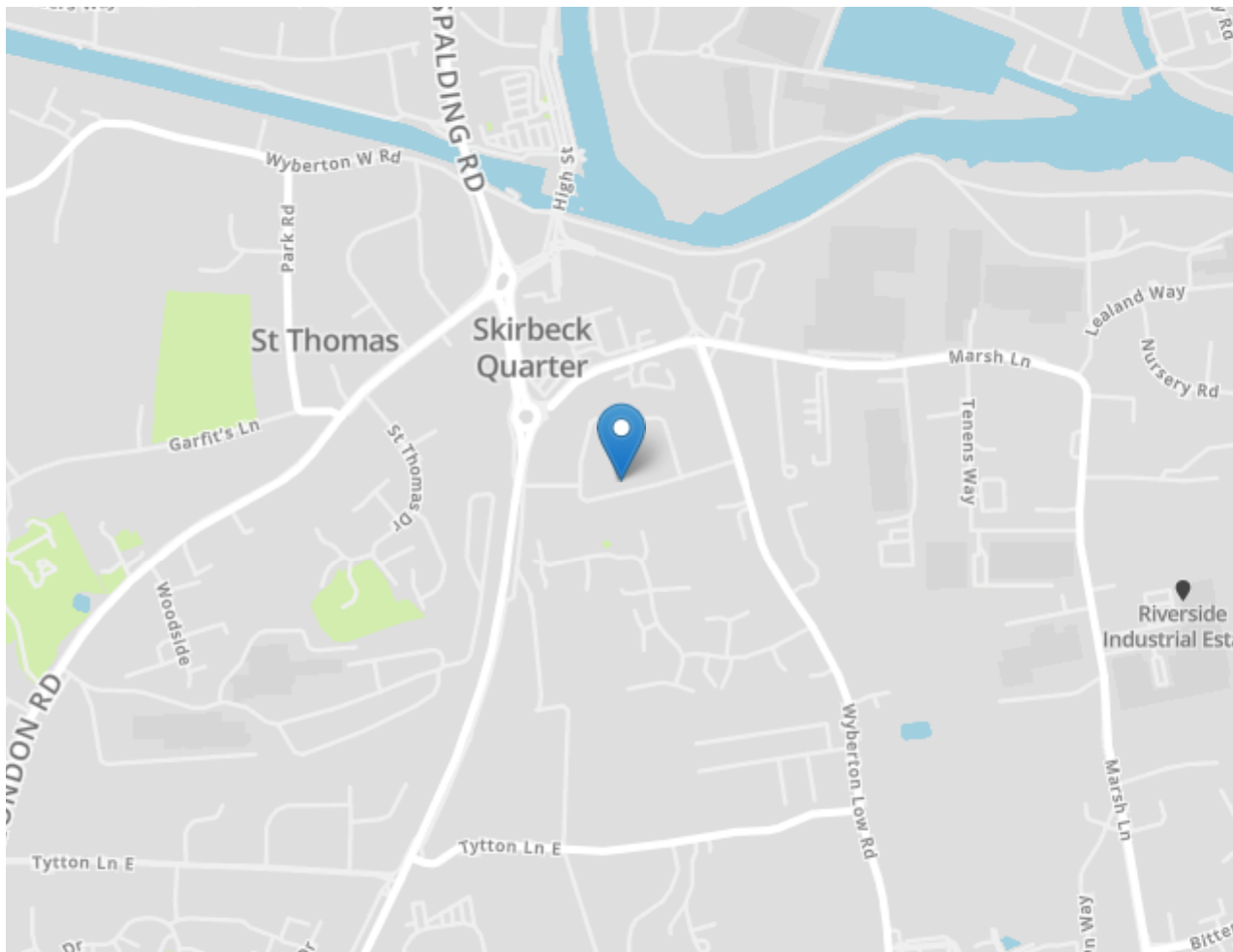
AGENT'S NOTES

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.

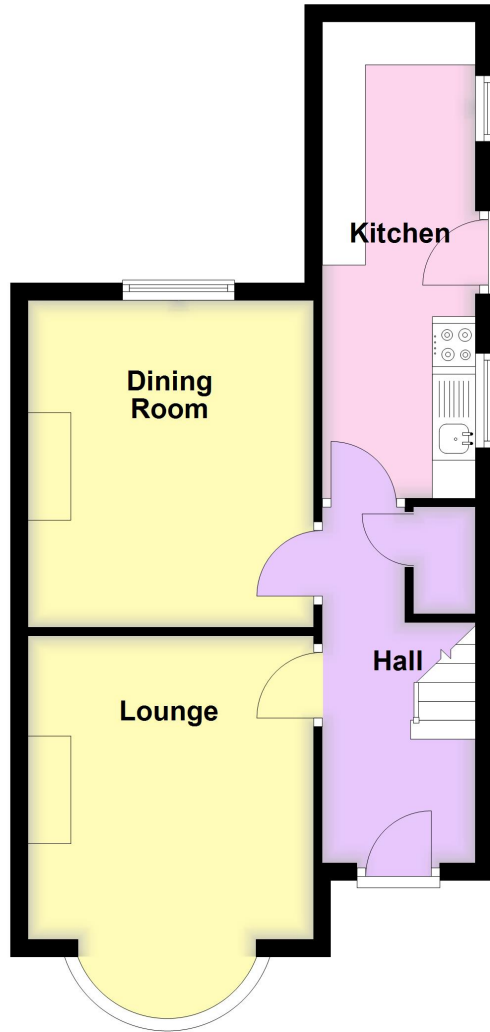
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

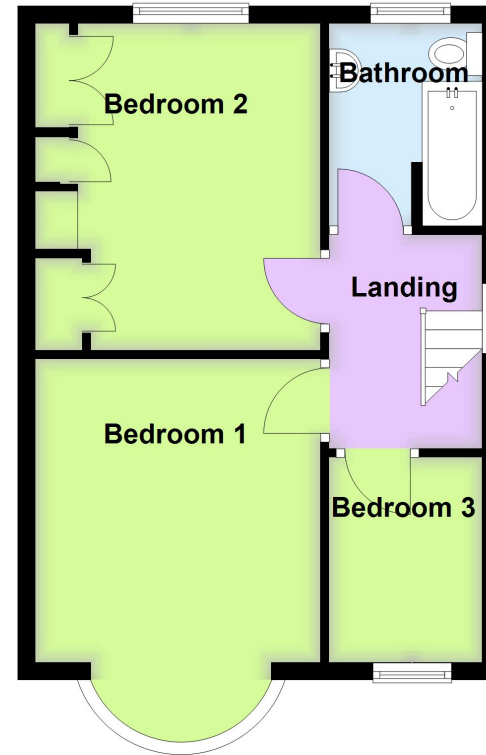
Ground Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



Total area: approx. 82.2 sq. metres (884.9 sq. feet)



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		75
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	