



**£149,950**

27 Jubilee Avenue, Boston, Lincolnshire PE21 9LD

**SHARMAN BURGESS**









A semi-detached property situated close to Boston Town Centre and its amenities, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen, sun room/dining room, ground floor bathroom and 3 bedrooms to the first floor. Further benefits include gas central heating, uPVC double glazing and gardens to the front and rear.

## ACCOMMODATION

### ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase leading off, tiled flooring, radiator with cover, coved cornice, ceiling light point.

### LOUNGE

14' 10" x 9' 10" (4.52m x 3.00m)

Having dual aspect windows, radiator, picture rail, coved cornice, ceiling light point with ornamental ceiling rose.

### KITCHEN

13' 3" (maximum) x 10' 3" (maximum) (4.04m x 3.12m)

Having roll edge work surfaces with matching upstands and additional splashbacks above, stainless steel sink and drainer with mixer tap, range of wood fronted base level storage units, drawer units and matching eye level wall units, space for standard height fridge or freezer, integrated oven and grill, four ring gas hob with fume extractor above, plumbing for automatic washing machine, fitted breakfast bar with radiator beneath, coved cornice, ceiling light point, window to rear elevation, electric fuse box, door to: -

### SUN/DINING ROOM

14' 0" x 8' 8" (4.27m x 2.64m)

Of brick and uPVC construction with fibreglass roof. Having French doors leading to the rear garden, tiled flooring, radiator, ceiling recessed lighting.

### GROUND FLOOR BATHROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin, panelled bath with wall mounted electric shower above, obscure glazed window to front elevation, radiator, coved cornice, ceiling light point, tiled flooring, fully tiled walls.

### FIRST FLOOR LANDING

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

### BEDROOM ONE

14' 10" (maximum) x 9' 10" (maximum) (4.52m x 3.00m)

Having dual aspect windows, radiator, coved cornice, ceiling recessed lighting, fitted boiler cupboard housing the Vaillant gas combination central heating boiler and slatted linen shelving within.

### BEDROOM TWO

13' 4" (maximum into recess) x 9' 1" (maximum) (4.06m x 2.77m)

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

### BEDROOM THREE

7' 6" x 7' 1" (2.29m x 2.16m)

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

### EXTERIOR

To the front, the property has a pathway leading to the front entrance door. There is a good sized front garden which has space for a driveway, should a prospective purchaser wish to instal one (s.t.p.p). There is also a low level picket fencing to the front boundary.

### REAR GARDEN

Being initially laid to a paved seating area leading to a section of lawn. The garden houses a timber shed and is enclosed by fencing.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

16012026/29861912/YAR

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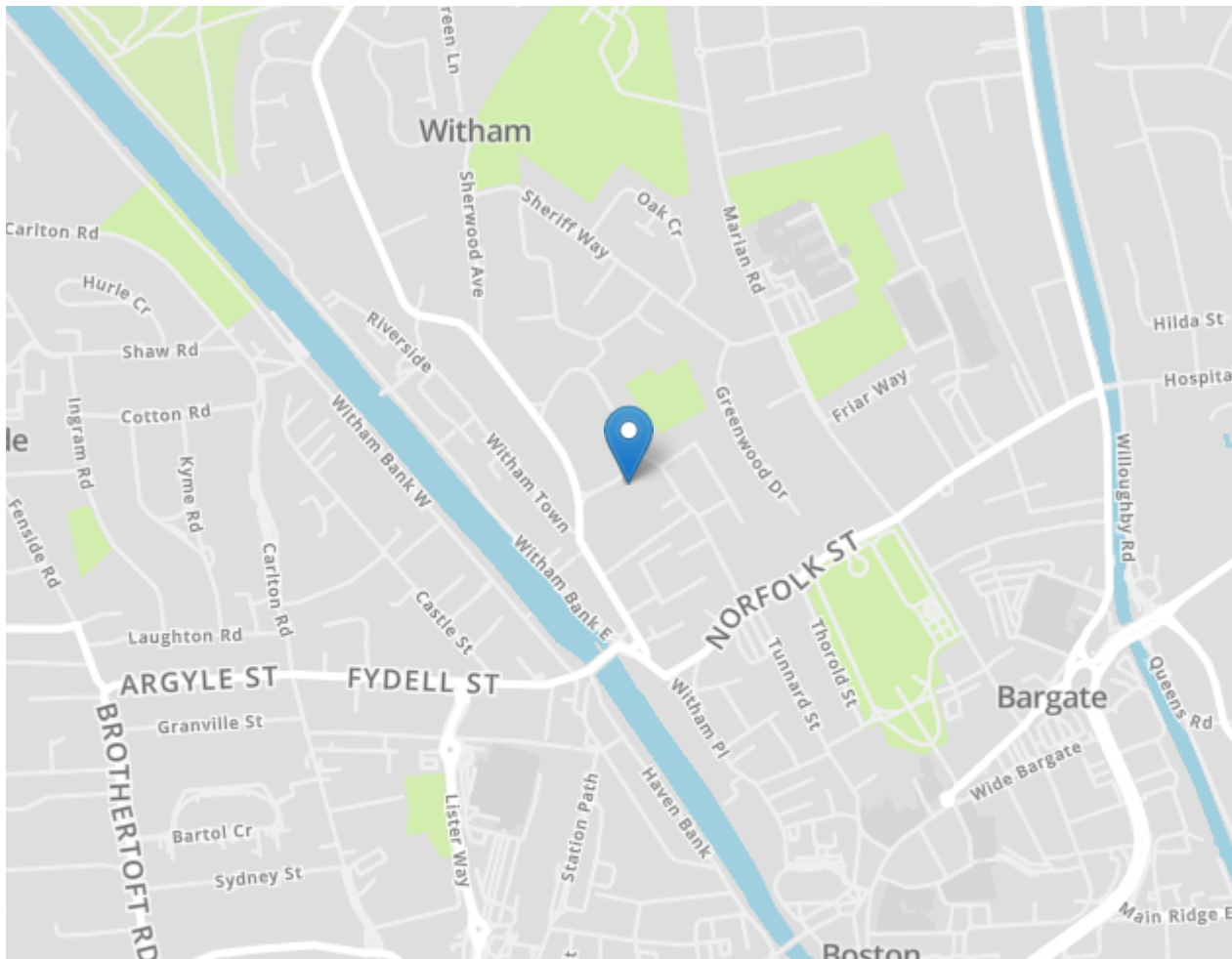
## AGENT'S NOTES

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.

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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.

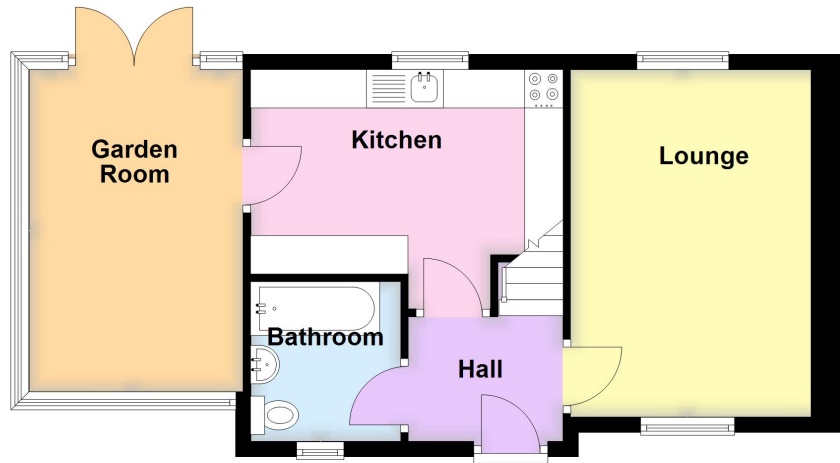


**SHARMAN BURGESS**



### Ground Floor

Approx. 45.8 sq. metres (492.6 sq. feet)



### First Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



Total area: approx. 81.7 sq. metres (879.7 sq. feet)

**SHARMAN  
BURGESS** Est 1996

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