



Offers Over £200,000

47b Bayswood Avenue, Boston, Lincolnshire PE21 7RT

SHARMAN BURGESS

**47b Bayswood Avenue, Boston, Lincolnshire
PE21 7RT**

Offers Over £200,000 Freehold

ACCOMMODATION

KITCHEN

13' 10" x 8' 11" (4.22m x 2.72m)

Having uPVC front entrance door, range of fitted wall and base level storage units, areas of work surfaces, inset one and a half bowl sink and drainer unit with mixer tap, space and plumbing for dishwasher and automatic washing machine, space for fridge, gas oven and hob, partly tiled walls, breakfast bar with radiator beneath, double glazed window to front aspect, door to: -

INNER HALLWAY

10' 9" x 12' 5" (3.28m x 3.78m)

Having doors to lounge, two bedrooms, dining/garden room, shower room and separate WC.

A spacious two bedroomed detached bungalow situated in a larger than average sized plot, situated on the outskirts of Boston, benefitting from ample off road parking via an 'In-and-Out' driveway, single garage and good sized enclosed rear garden. Accommodation comprises a kitchen, inner hallway, lounge, dining/garden room, two bedrooms, shower room and separate WC.



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LOUNGE

19' 10" x 11' 11" (6.05m x 3.63m)

Having double glazed windows to front and rear aspects, coved cornice, radiator, multi-fuel stove style electric fire, TV aerial point, door to: -

BOILER CUPBOARD

Having double glazed window to side aspect, coved cornice, wall mounted Worcester boiler and electric control panel.

DINING ROOM/GARDEN ROOM

12' 9" x 8' 0" (3.89m x 2.44m) Of brick construction.

Having double glazed window to rear aspect, sliding patio doors to side aspect, radiator, wall light points.

BEDROOM ONE

11' 11" x 11' 11" (3.63m x 3.63m)

Having double glazed window to rear aspect, coved cornice, radiator, fitted wardrobes.

BEDROOM TWO

13' 11" x 10' 5" (4.24m x 3.17m)

Having double glazed window to front aspect, radiator, coved cornice.

SHOWER ROOM

Having a two piece suite comprising walk-in double shower with wall mounted electric shower and fitted screen, pedestal wash hand basin, fully tiled walls, double glazed window to side aspect, radiator, medicine cabinet with electric shaver point within, coved cornice, airing cupboard housing the hot water cylinder and slatted shelving within.



**SHARMAN
BURGESS** Est 1996

SEPARATE WC

Having low level WC, double glazed window to side aspect, fully tiled walls, coved cornice.

EXTERIOR

To the front, the property has a block paved 'In and Out' driveway with slate border and further off road parking to the side of the property leading to the garage. Gated access to both sides of the property lead through to the rear. The property is initially approached over a private driveway serving three properties.

The good sized rear garden is initially laid to a paved patio seating area with slate shrub and bush borders, an area of lawn and further shrub and bush borders. The garden is enclosed by timber fencing and also houses a timber summerhouse, greenhouse and vegetable plot and timber shed. The garden provides scope and potential for the property to be extended, subject to gaining any necessary planning permissions and consents from the relevant local authorities.

GARAGE

17' 8" x 8' 3" (5.38m x 2.51m)

Having double doors to front aspect, double glazed window to side aspect, access to roof space.

SERVICES

Mains gas, electricity, water and drainage are connected to the property.

REFERENCE

26680940/23082023/QUI



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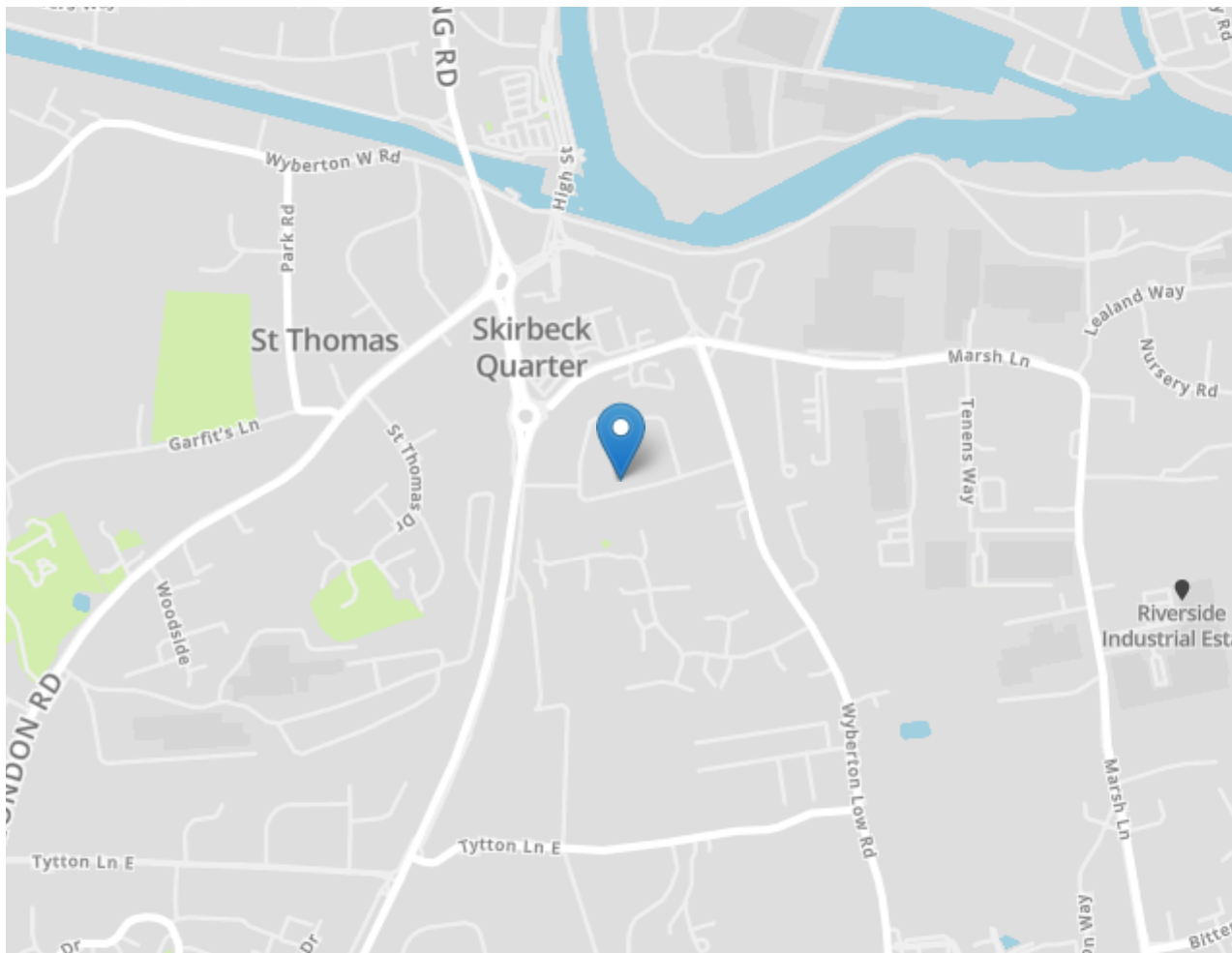
AGENT'S NOTES

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. 108.1 sq. metres (1163.6 sq. feet)



Total area: approx. 108.1 sq. metres (1163.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(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	