



£215,000

3 Hesse Avenue, Boston, Lincolnshire PE21 8DA

SHARMAN BURGESS

3 Hessle Avenue, Boston, Lincolnshire
PE21 8DA
£215,000 Freehold

ACCOMMODATION

ENTRANCE HALL

Having a partially obscure glazed front entrance door, radiator, coved cornice, ceiling light point, wall mounted door chime, wall mounted central heating thermostat. Walk-in cupboard housing the hot water cylinder, slatted linen shelving, wall mounted gas central heating boiler, wall mounted coat hooks, electric fuse box and ceiling light point within.

LOUNGE

23' 1" (maximum) x 11' 10" (maximum) (7.04m x 3.61m)

Having dual aspect windows, radiator, coved cornice, two ceiling light points, additional wall light points, TV aerial point, fireplace with space for electric fire.

A deceptively spacious detached bungalow which is extremely well presented throughout and having been extended to the rear. Accommodation comprises an entrance hall, large lounge, well appointed kitchen diner, further breakfast/garden room added to the rear. There are two large double bedrooms and a modern, three piece shower room. Further benefits include a larger than average driveway providing off road parking for numerous vehicles, enclosed garden to the rear, single garage, gas central heating, uPVC double glazing. The property is offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS





KITCHEN DINER

18' 9" (maximum) x 12' 6" (maximum) (5.71m x 3.81m)
 Having roll edge work surfaces with tiled splashbacks and inset one and half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated four ring electric hob with illuminated fume extractor above, integrated waist height oven and grill, plumbing for automatic washing machine, space for tumble dryer, plumbing for dishwasher, space for twin height fridge freezer, radiator, loft access, ceiling mounted strip light, window to side aspect.

BREAKFAST AREA/GARDEN ROOM

13' 8" x 5' 2" (4.17m x 1.57m)
 Having two windows to rear aspect, double doors leading out to the rear garden, radiator, ceiling light point.

BEDROOM ONE

11' 5" (maximum) x 9' 9" (maximum) (3.48m x 2.97m)
 Having window to side aspect, radiator, ceiling light point.

BEDROOM TWO

11' 8" x 9' 9" (3.56m x 2.97m)
 Having window to side aspect, radiator, ceiling light point.

SHOWER ROOM

Being fitted with a three piece suite comprising wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, shower area with wall mounted mains fed shower and tiling within, ceiling light point, heated towel rail, obscure glazed window.



**SHARMAN
BURGESS** Est 1996

EXTERIOR

The property is approached over a dropped kerb leading to the driveway, with gravelled area to the immediate front of the bungalow providing hardstanding. The remainder of the driveway extends to the right hand side of the property and provides vehicular access to the garage. There is a low level wall to the front boundary and plant and shrub border.

GARAGE

Of concrete sectional construction. Having double doors, served by power and light.

The rear garden is predominantly laid to lawn and is fully enclosed and served by outside lighting.

SERVICES

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

REFERENCE

21032024/27446764/WOR



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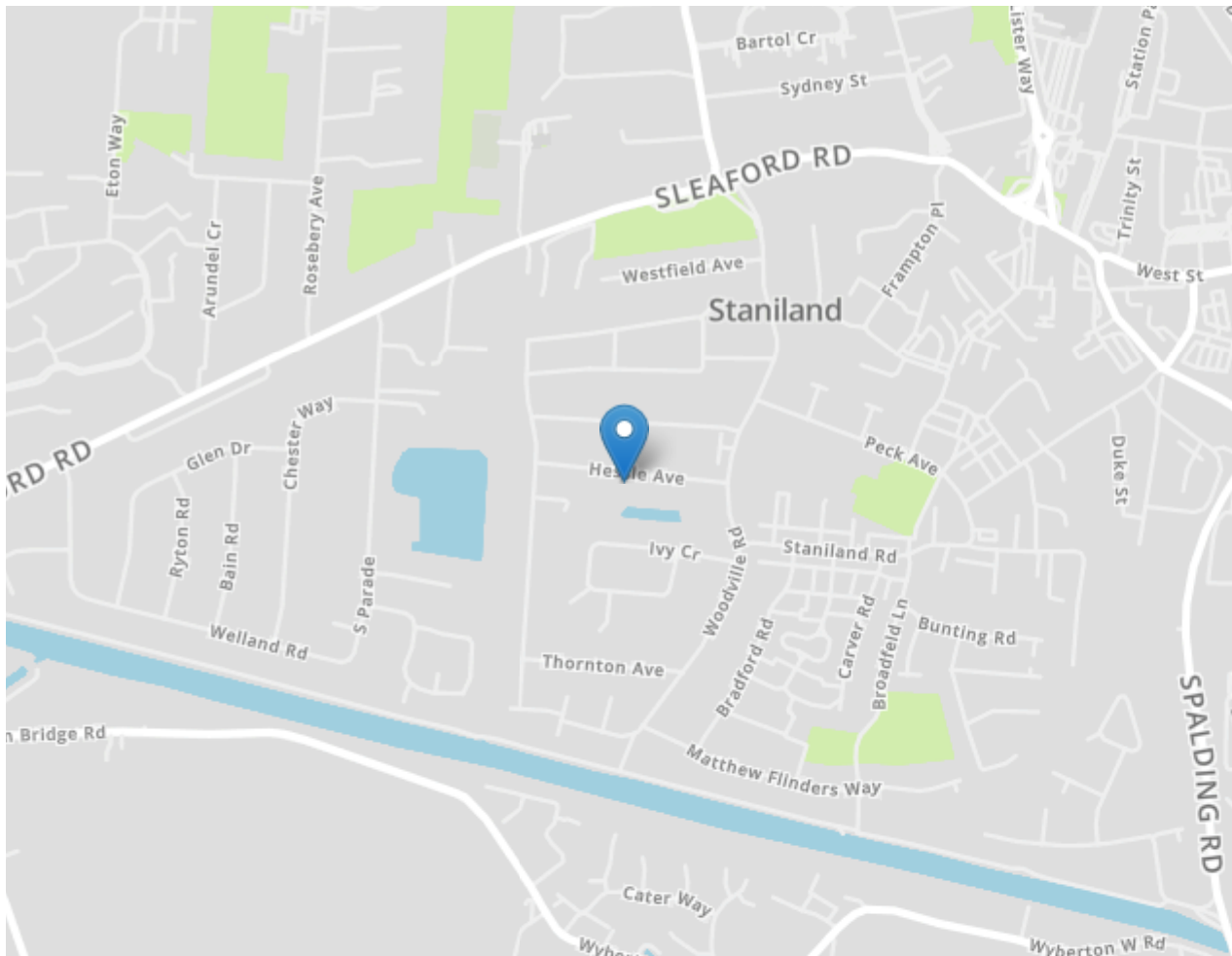
AGENT'S NOTES

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.

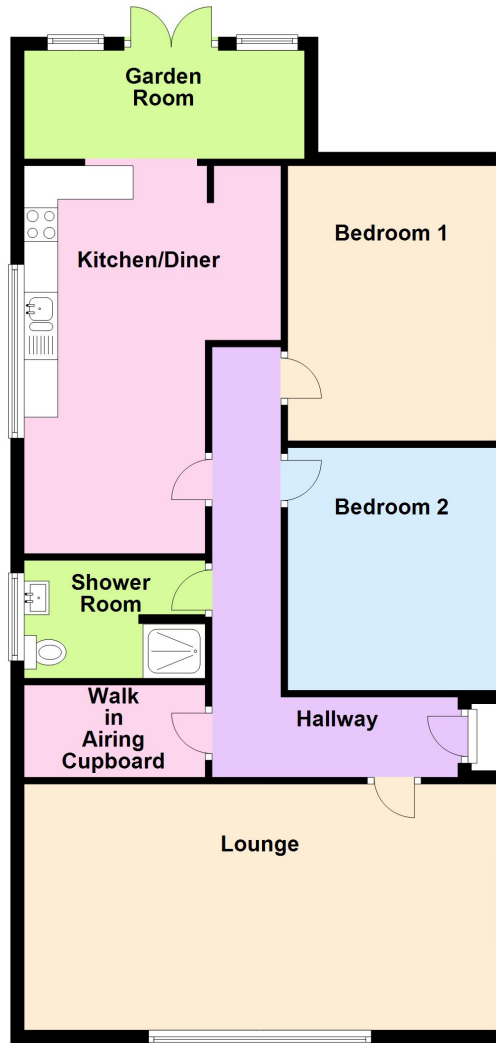
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 96.7 sq. metres (1040.6 sq. feet)



Total area: approx. 96.7 sq. metres (1040.6 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		80
(55-68)	D	65	
(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	