



£159,950

8 Granville Avenue, Wyberton, Boston, Lincolnshire PE21 7BY

SHARMAN BURGESS

**8 Granville Avenue, Wyberton, Boston,
Lincolnshire PE21 7BY
£159,950 Freehold**

ACCOMMODATION

LOUNGE

15' 0" (maximum including chimney breast) x 9' 6" (excluding bay window) (4.57m x 2.90m)

Having a glazed front entrance door, feature bay window to front aspect, radiator, coved cornice, ceiling light point, TV aerial point, open plan through to:-

DINING AREA

12' 7" (maximum including chimney breast) x 11' 7" (maximum) (3.84m x 3.53m)

Having coved cornice, ceiling light point, radiator, door to staircase leading off, under stairs storage cupboard.

A semi-detached property benefitting from a grounds floor extension to provide a larger than average kitchen diner. Accommodation comprises a lounge, dining room, generous kitchen diner and a conservatory with utility area within. To the first floor are two bedrooms and a three piece family bathroom. Further benefits include uPVC double glazing, gas central heating, driveway providing parking and an approximately south easterly facing rear garden.



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KITCHEN DINER

12' 6" (maximum) x 12' 2" (3.81m x 3.71m)

Having roll edge work surfaces with tiled splashbacks, inset one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for cooker, space for fridge freezer, plumbing for dishwasher, tiled flooring, two ceiling mounted strip lights, window to side aspect, radiator. Double doors through to: -

CONSERVATORY

10' 4" x 11' 5" (3.15m x 3.48m)

The conservatory also incorporates the utility area and comprises counter top, base level storage unit, plumbing for automatic washing machine, space for tumble dryer. The conservatory benefits from a radiator, polycarbonate roof and double doors leading to the rear garden.

FIRST FLOOR LANDING

Having window to side aspect, access to roof space, ceiling light point.

BEDROOM ONE

11' 5" (maximum including chimney breast) x 9' 7" (maximum) (3.48m x 2.92m)

Having window to front aspect, radiator, ceiling light point.

BEDROOM TWO

12' 7" (maximum) x 7' 4" (maximum including chimney breast) (3.84m x 2.24m)

Having window to rear aspect, picture rail, ceiling light point, radiator.



**SHARMAN
BURGESS** Est 1996

FAMILY BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and hand held shower attachment and concertina shower screen, pedestal wash hand basin, WC, wall mounted gas combination central heating boiler, ceiling light point, extractor fan, obscure glazed window to rear aspect, radiator.

EXTERIOR

To the front, the property has a dropped kerb leading to a gravelled driveway which provides off road parking, with low level fencing to the front boundary. Gated access leads to the rear garden, which has a pleasant approximate south easterly facing aspect and is initially laid to a paved seating area. The remainder of the garden is predominantly laid to lawn, is fully enclosed by fencing and served by an outside tap.

SERVICES

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

REFERENCE

25032024/27391196/CAR



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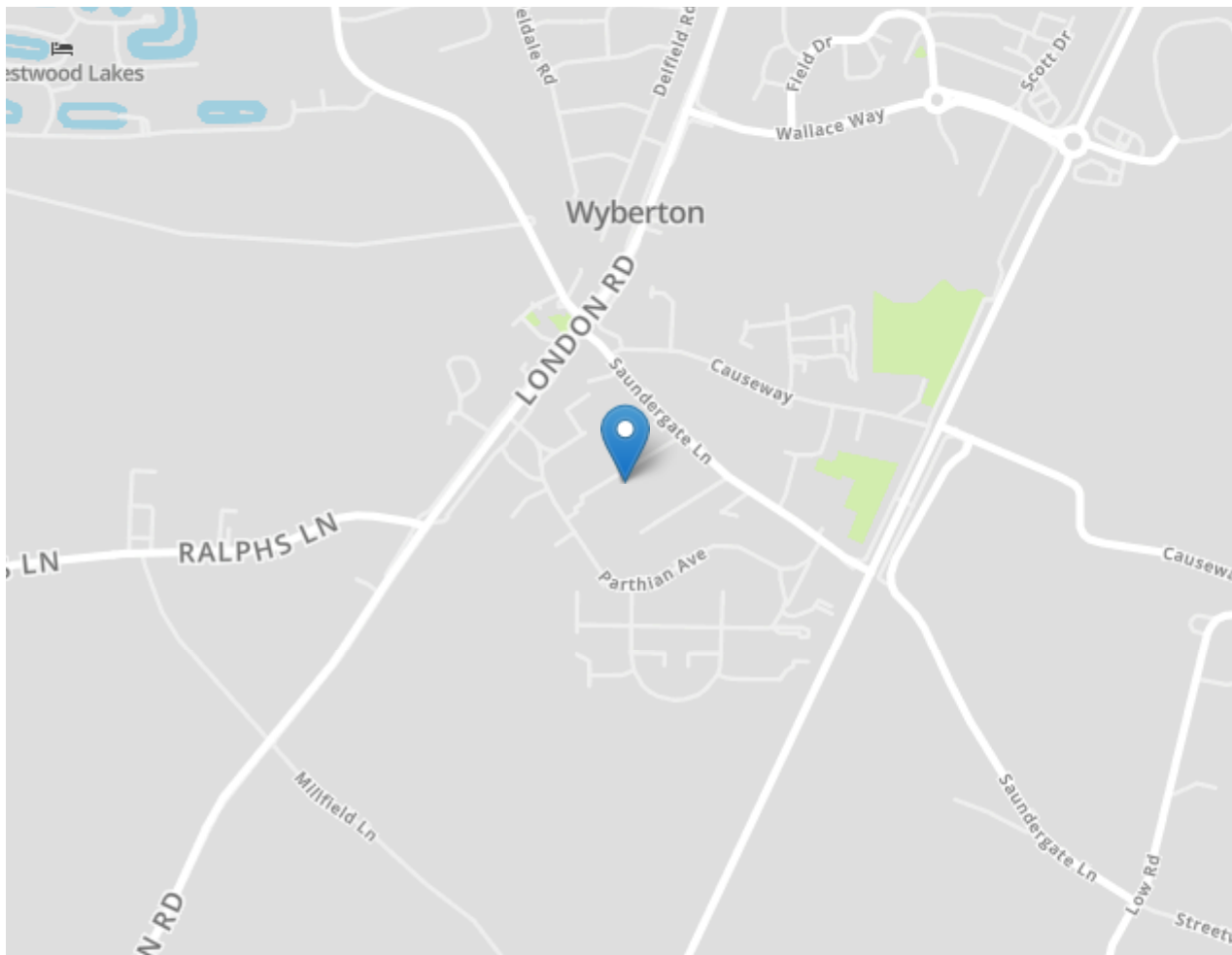
AGENT'S NOTES

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.

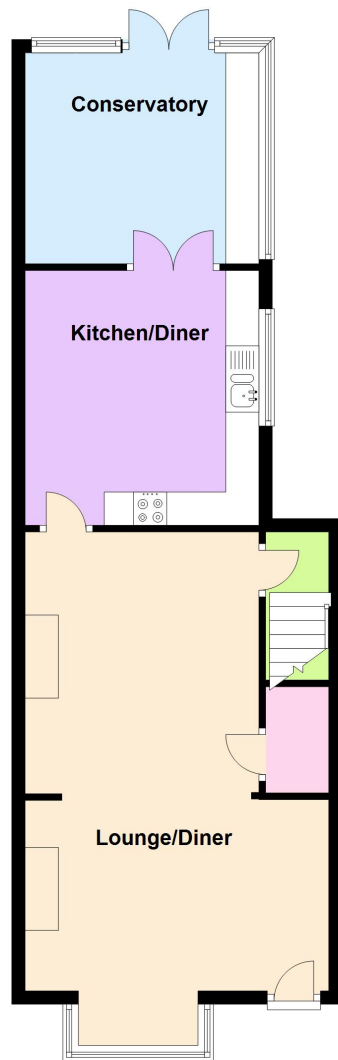
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

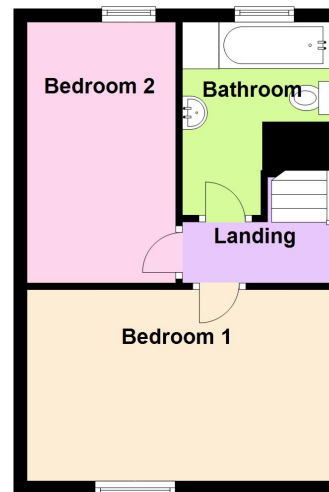


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Ground Floor
Approx. 58.3 sq. metres (627.8 sq. feet)



First Floor
Approx. 31.9 sq. metres (343.2 sq. feet)



Total area: approx. 90.2 sq. metres (971.1 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		79
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC