



£235,000

39 Hessle Avenue, Boston, Lincolnshire PE21 8DA

SHARMAN BURGESS

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PE21 8DA
£235,000 Freehold

ACCOMMODATION

ENTRANCE HALL

With uPVC entrance door with matching side panels, radiator, coved cornice, airing cupboard with slatted linen shelving within, access to roof space.

LOUNGE

13' 10" x 11' 11" (4.22m x 3.63m)

With coved cornice, radiator, double glazed window to front aspect, TV aerial point, wall light points, stone fireplace with inset gas fire.

A detached three bedroomed bungalow being offered for sale with NO ONWARD CHAIN situated on a corner plot close to Boston Town Centre and its amenities. Accommodation comprises an entrance hall, lounge, kitchen diner, rear entrance utility, three bedrooms and a shower room. Further benefits include driveway, car port, garage and adjoining work shop and low maintenance gardens.



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KITCHEN DINER

17' 11" x 10' 10" (5.46m x 3.30m)

Being fitted with a range of wall and base level storage units, areas of work surfaces, inset composite sink and drainer with mixer tap, partly tiled walls, integrated double oven, electric hob with extractor fan above, coved cornice, ceiling recessed spotlights, built-in pantry cupboard, radiator, double glazed window, door to cloak cupboard housing the wall mounted central heating boiler, electric consumer unit, door to: -

REAR ENTRANCE UTILITY

Having wall and base level storage units, areas of work surfaces, space and plumbing for automatic washing machine, tumble dryer, space for a fridge and a freezer, partly tiled walls, double glazed window to triple aspects, glazed uPVC door leading to the rear garden.

BEDROOM ONE

11' 11" x 10' 8" (3.63m x 3.25m)

Having double glazed window, radiator, coved cornice.

BEDROOM TWO

13' 9" x 11' 10" (4.19m x 3.61m)

Having double glazed window, radiator, coved cornice.

BEDROOM THREE

10' 4" x 8' 11" (3.15m x 2.72m)

Having double glazed window, radiator, coved cornice.



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SHOWER ROOM

Being fitted with a modern suite comprising low level WC with concealed cistern, wash hand basin inset to vanity unit, double shower cubicle with mains fed shower within and splash boarding, wall mounted heated towel rail, double glazed window, tiled walls, coved cornice, extractor fan, ceiling recessed spotlights.

EXTERIOR

The property is approached over a driveway which is accessed via wrought iron double gates providing off road parking, leading to timber double gates which provides access into a car port. To the front and side of the property are gravelled ornamental gardens enclosed by low level brick walls to the boundaries. Gated access leads through to the low maintenance side garden which is laid predominately to paved patio with gravelled borders. The property benefits from a timber storage shed.

GARAGE

Having up and over door, uPVC personnel door, double glazed window, served by power and lighting.

ADJOINING WORKSHOP

With uPVC side entrance door, served by power and lighting.

SERVICES

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

REFERENCE

10052024/27412530/EME



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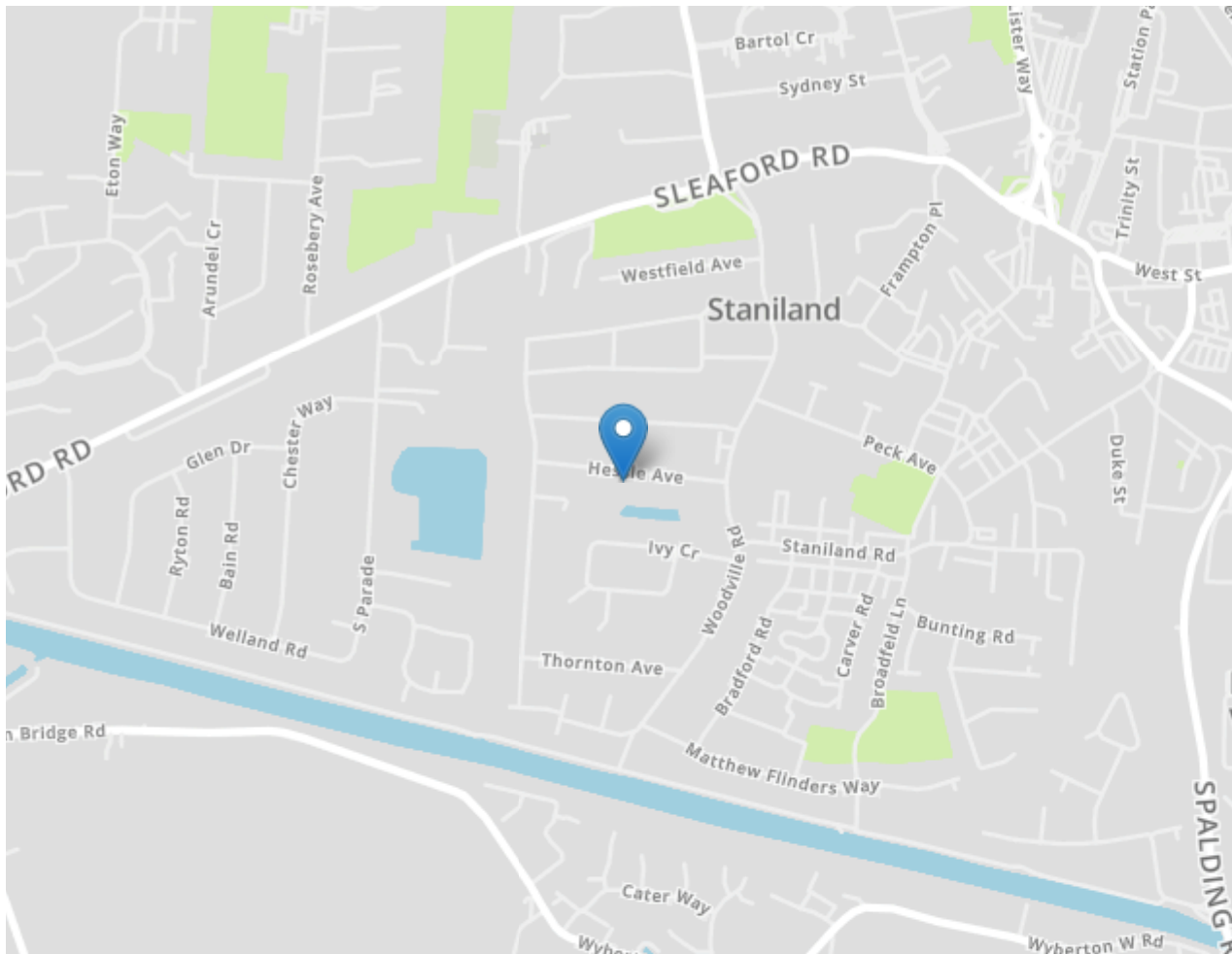
AGENT'S NOTES

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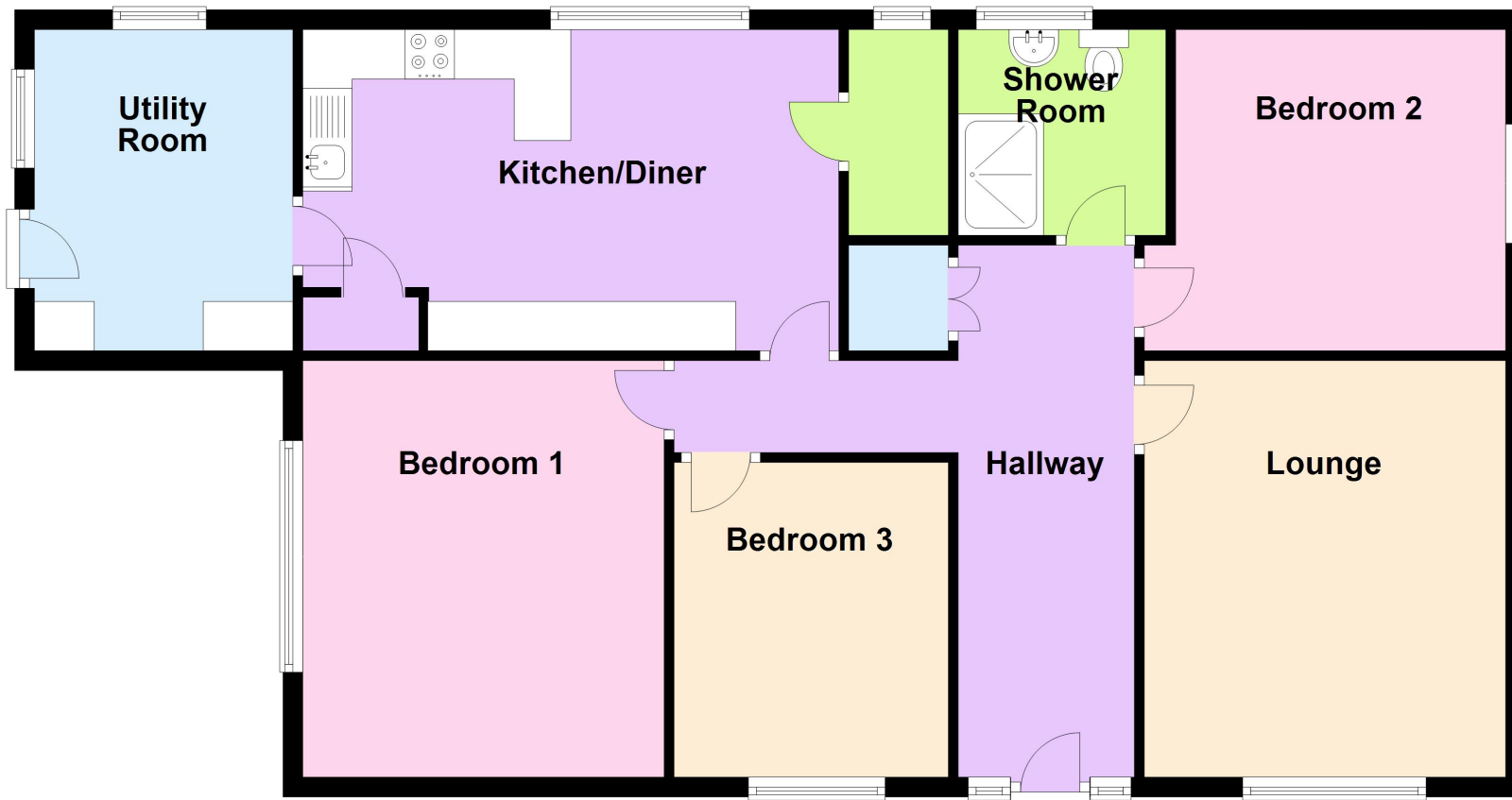
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 100.9 sq. metres (1086.1 sq. feet)



Total area: approx. 100.9 sq. metres (1086.1 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	