



**£159,950**

19 Arbella Road, Boston, Lincolnshire PE21 0EQ

**SHARMAN BURGESS**

**19 Arbella Road, Boston, Lincolnshire**  
**PE21 0EQ**  
**£159,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

With partially obscure glazed front entrance door, window to side aspect, wall mounted light, ceiling light point, staircase leading off, wall mounted central heating thermostat, radiator.

**LOUNGE**

16' 6" x 11' 5" (including chimney breast) (5.03m x 3.48m)

Having window to front aspect, radiator, ceiling light point with ornamental ceiling rose, TV aerial point.

An extended three bedroomed semi-detached property with good sized ground floor accommodation and a large approximate westerly facing rear garden. Accommodation comprises an entrance hall, lounge, kitchen, open plan garden room, rear entrance area, ground floor bathroom and three bedrooms arranged of a first floor landing. Further benefits include uPVC double glazing and gas central heating. The property is offered for sale with NO ONWARD CHAIN.



**SHARMAN BURGESS**



### **KITCHEN**

12' 5" (maximum) x 9' 9" (maximum) (3.78m x 2.97m)  
Having roll edge work surfaces with tiled splashbacks, stainless steel one and half bowl sink and drainer unit with mixer tap, range of base level storage units, matching eye level wall units, plumbing for automatic washing machine, space for standard height fridge freezer, space for cooker, tiled floor, ceiling mounted strip light, window to side aspect. open plan through to -

### **GARDEN ROOM**

17' 3" x 7' 3" (5.26m x 2.21m)  
Having tiled floor, two ceiling light points, radiator, window to rear aspect, patio doors leading to the garden.

### **REAR ENTRANCE**

6' 8" x 7' 2" (2.03m x 2.18m)  
Having tiled floor, window to rear aspect, ceiling mounted strip light, obscure glazed entrance door leading out to an area of covered hardstanding.

### **GROUND FLOOR BATHROOM**

Being fitted with a three piece suite comprising panelled bath with wall mounted Aquatronic electric shower above, pedestal wash hand basin, WC, ceiling light point, obscure glazed window, radiator.

### **FIRST FLOOR LANDING**

With access to roof space, ceiling light point, window to rear aspect.



**SHARMAN  
BURGESS** Est 1996

### BEDROOM ONE

16' 5" (maximum) x 9' 6" (maximum) (5.00m x 2.90m)

Having dual aspect windows, radiator, ceiling light point, built-in boiler cupboard housing the gas combination central heating boiler.

### BEDROOM TWO

12' 9" (maximum) x 11' 1" (maximum) (3.89m x 3.38m)

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

### BEDROOM THREE

8' 9" (maximum) x 7' 8" (maximum) (2.67m x 2.34m)

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

### EXTERIOR

To the front, the property has a front garden with block paved access leading to the front entrance door with gravelled borders to either side and a low level wall to the front boundary.

The property enjoys a large approximate westerly facing rear garden which is fully enclosed by a mixture of fencing and hedging. The garden is predominantly laid to lawn with a hardstanding area towards the rear housing a timber garden shed which is to be included within the sale. To the side of the property is a sheltered section of hardstanding with polycarbonate roof.

### SERVICES

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

### REFERENCE

16052024/27696589/HAC



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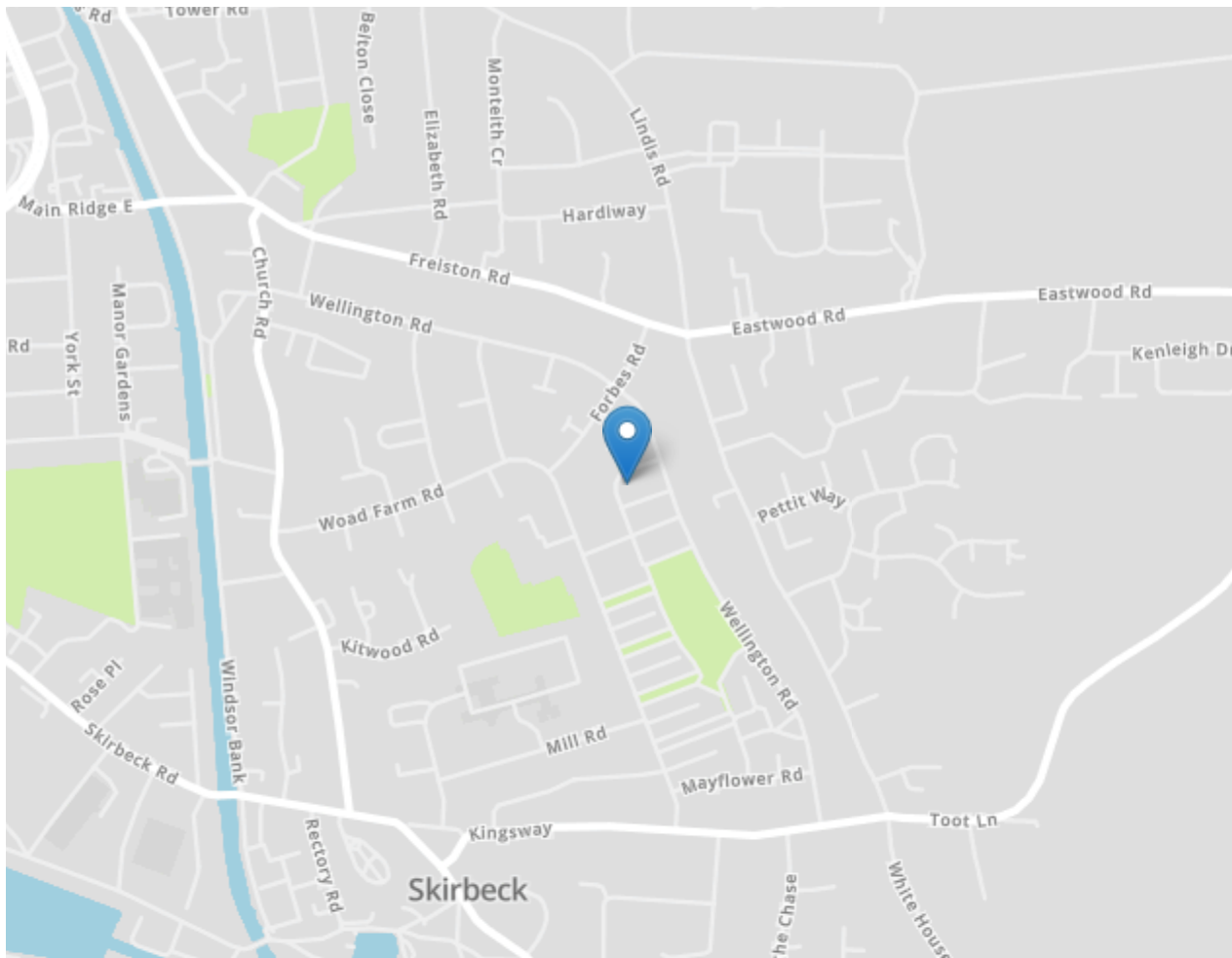
## AGENT'S NOTES

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.

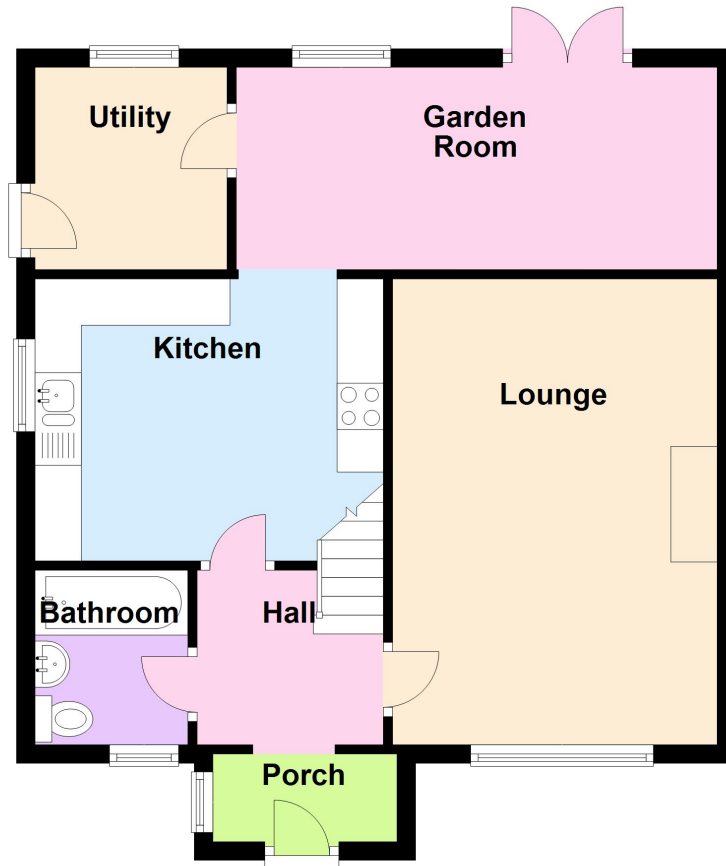
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

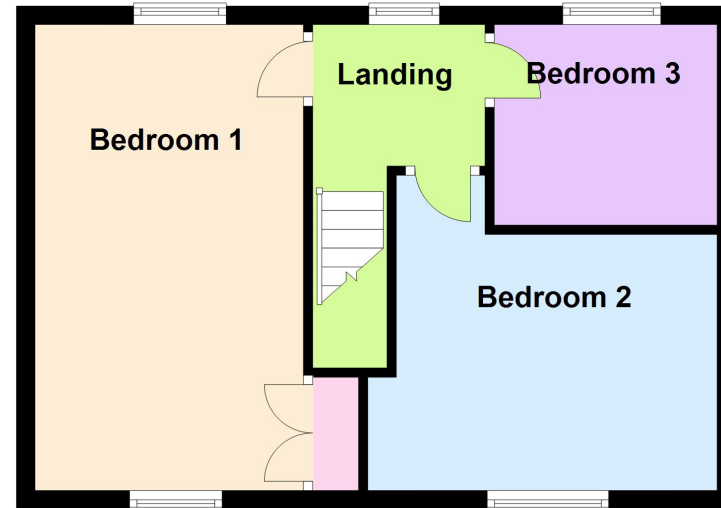
## Ground Floor

Approx. 56.0 sq. metres (602.3 sq. feet)



## First Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



Total area: approx. 93.0 sq. metres (1001.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	