



£149,950

46 Hessle Avenue, Boston, Lincolnshire PE21 8DA

SHARMAN BURGESS

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PE21 8DA
£149,950 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase rising to first floor, under stairs storage cupboard, radiator, picture rail, ceiling light point.

KITCHEN

17' 3" x 5' 3" (5.26m x 1.60m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer, base level storage units, drawer units and wall mounted shelving, space for electric cooker, plumbing for dishwasher, plumbing for automatic washing machine, dual aspect windows, radiator, ceiling mounted strip light.



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DINING ROOM

12' 1" (maximum) x 11' 10" (maximum) (3.68m x 3.61m)

Having sliding patio door leading to the rear garden, two radiators, coved cornice, ceiling light point, additional wall light points, TV aerial point, living flame coal effect gas fireplace with fitted hearth, obscure glazed doors through to: -

LOUNGE

11' 11" (maximum) x 10' 11" (maximum) (3.63m x 3.33m)

Having window to front elevation, radiator, coved cornice, ceiling light point, wall mounted light points, TV aerial point, gas fireplace (not in working order).

FIRST FLOOR LANDING

Having window to side, ceiling light point.

BEDROOM ONE

11' 11" x 8' 8" (measurement taken to built-in wardrobes) (3.63m x 2.64m)

Having window to front elevation, radiator, ceiling light point, built-in wardrobes to one wall with sliding doors and hanging rails and shelving within.

BEDROOM TWO

11' 10" x 8' 5" (measurement taken to wardrobes) (3.61m x 2.57m)

Having window to rear elevation, radiator, two ceiling light points, picture rail, built-in wardrobes to approximately half of one wall with hanging rail within, built-in boiler cupboard housing the Intergas combination gas central heating boiler.



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BEDROOM THREE

8' 9" x 6' 7" (2.67m x 2.01m)

Having window to rear elevation, radiator, picture rail, ceiling light point, access to loft space.

SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin, shower area with wall mounted electric shower within, WC, tiled splashbacks, radiator, ceiling recessed light, obscure glazed window to front elevation, wall mounted electric heater.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which extends to the left hand side of the property and provides off road parking. The front garden is predominantly laid to lawn with flower and shrub borders and low level wall to the front boundary.

REAR GARDEN

The property benefits from an approximate south facing rear garden which initially comprises a paved patio seating area, leading to the remainder which is predominantly laid to lawn flanked by well stocked shrub borders. The garden is fully enclosed by fencing and houses three established trees and a:-

TIMBER SHED

13' 0" x 7' 6" (3.96m x 2.29m)

Having personnel door, served by power and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

17042025/28982318/MCC



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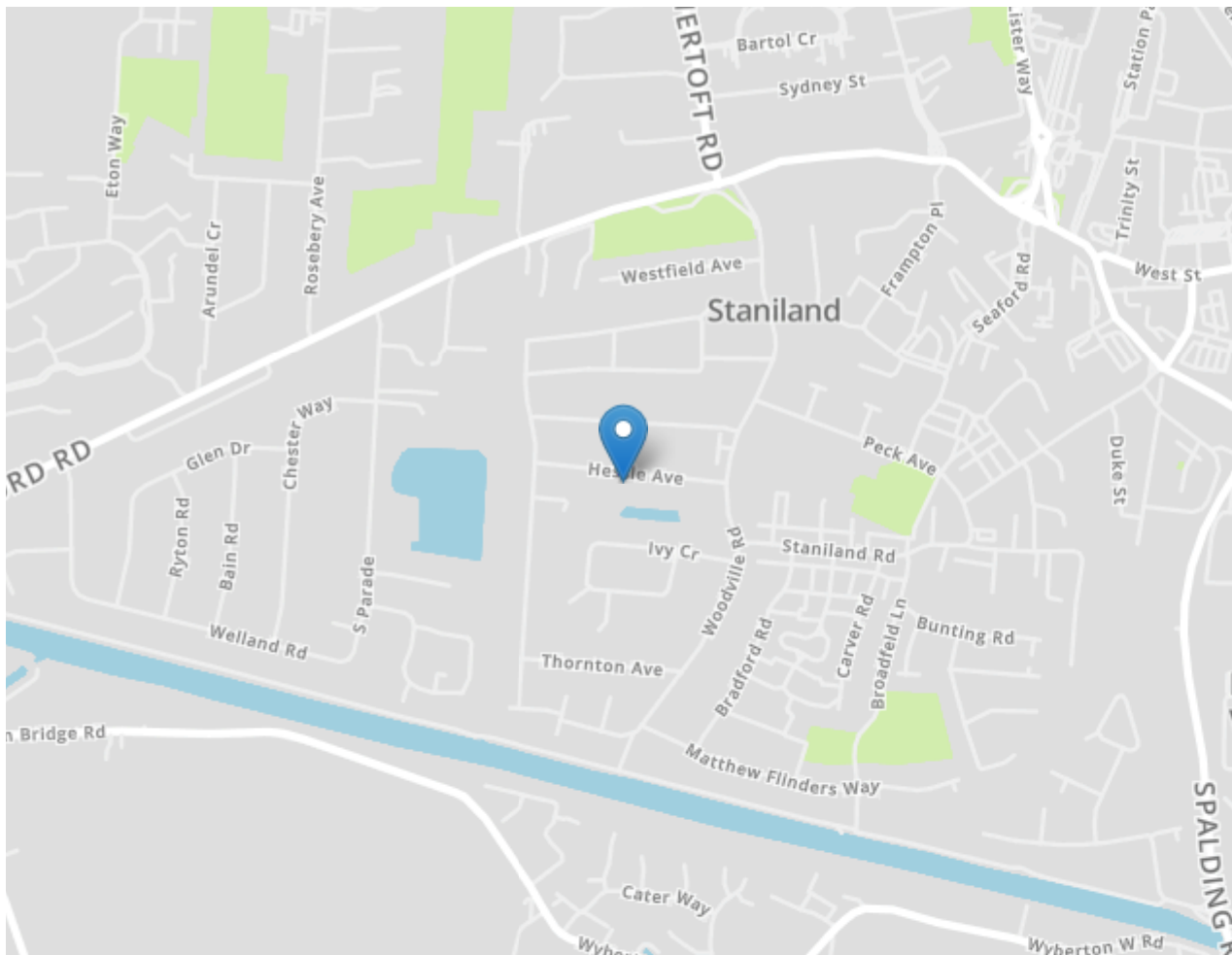
AGENT'S NOTES

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.

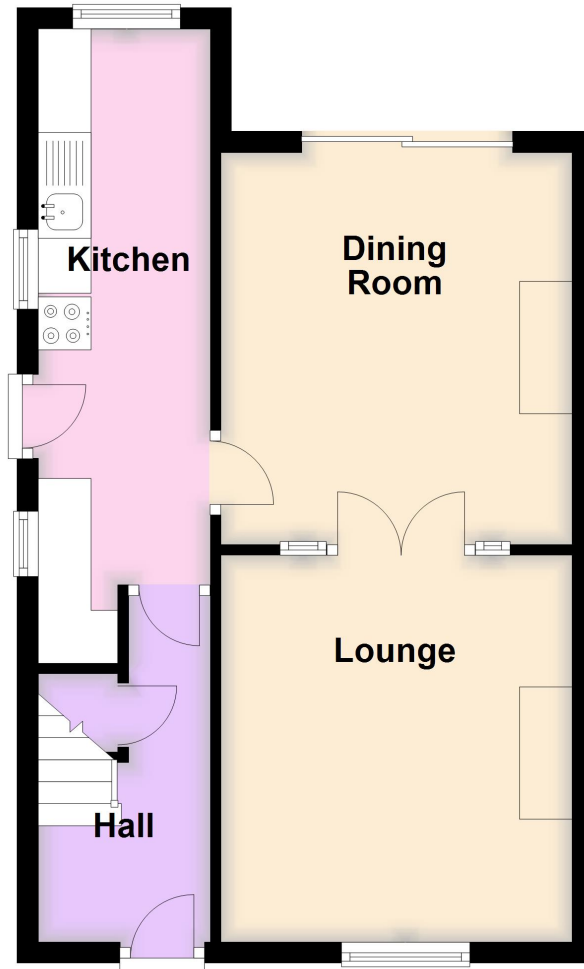
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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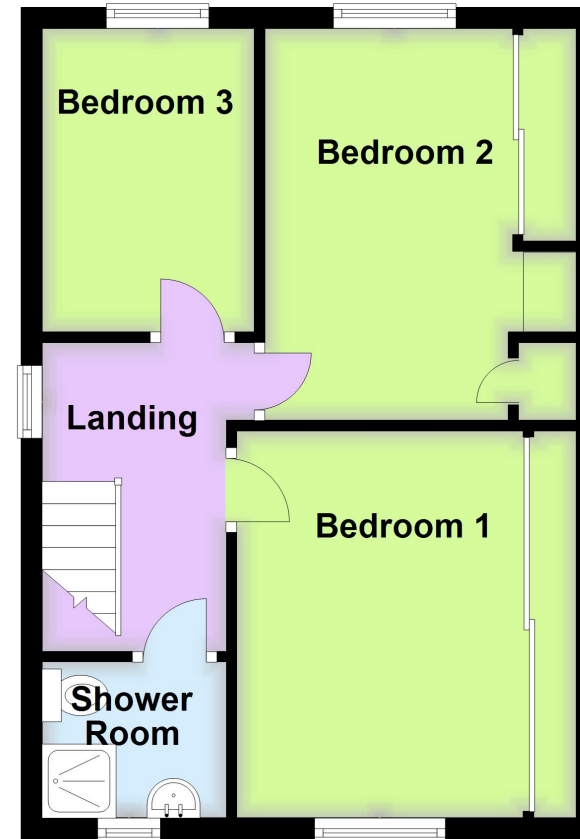
Ground Floor

Approx. 39.6 sq. metres (426.4 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



Total area: approx. 77.2 sq. metres (831.2 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		63
(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	