



£139,950

29 Taylor Close, Fishtoft, Boston, Lincolnshire PE21 0NL

SHARMAN BURGESS



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Est 1996

A two bedroomed semi-detached property situated on the outskirts of Boston Town Centre, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, ground floor cloakroom, kitchen, lounge diner, two bedrooms and bathroom. Further benefits include allocated parking space and enclosed garden to the rear.

ACCOMMODATION

ENTRANCE HALL

Having front entrance door, staircase rising to first floor, doors to cloakroom, kitchen and lounge diner.

KITCHEN

8' 8" x 6' 2" (2.64m x 1.88m)

Being fitted with a range of wall and base level storage units, areas of worksurface, inset stainless steel and drainer with mixer tap, space and plumbing for automatic washing machine, integrated oven, gas hob with extractor hood above, space for standard height fridge freezer, partly tiled walls, wall mounted central heating boiler, extractor fan, double glazed window to front elevation.

LOUNGE DINER

14' 5" (maximum) x 13' 4" (4.39m x 4.06m)

Having double glazed window to rear elevation, double glazed patio doors to rear elevation, two radiators, TV aerial point, telephone point, understairs storage cupboard.

GROUND FLOOR CLOAKROOM

Being fitted with a low level WC, wash hand basin inset to vanity unit with tiled splashback, radiator, window to front elevation.

FIRST FLOOR LANDING

Having access to roof space and an airing cupboard.

BEDROOM ONE

8' 10" x 13' 4" (maximum) (2.69m x 4.06m)

Having double glazed window to front elevation, radiator, TV aerial point, built-in wardrobe, dado rail.

BEDROOM TWO

9' 7" x 6' 7" (2.92m x 2.01m)

Having timber framed double glazed window to rear elevation, radiator.

BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap and wall mounted electric shower above and fitted screen, low level WC, pedestal wash hand basin, partly tiled walls, extractor fan, radiator, electric shaver point, timber framed double glazed window to rear elevation.

EXTERIOR

To the front, the property benefits from an area of lawn with pathway leading to the front entrance door.

The property also benefits from an allocated parking space.

REAR GARDEN

The rear garden is initially laid to a paved patio seating area, leading to the remainder which is predominantly laid to lawn. The garden is fully enclosed by timber fencing.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

22052025/29107019/PIT

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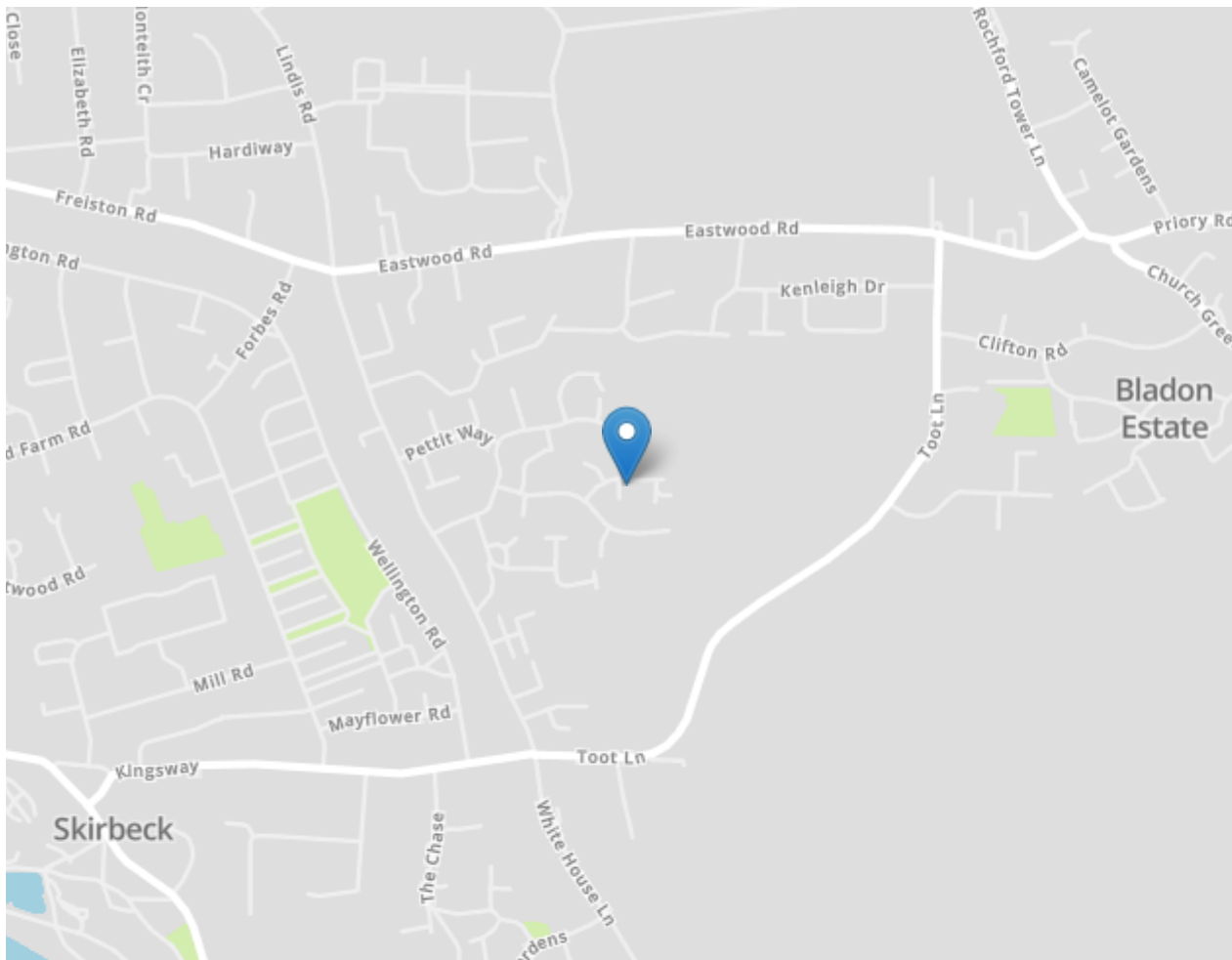
AGENT'S NOTES

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.

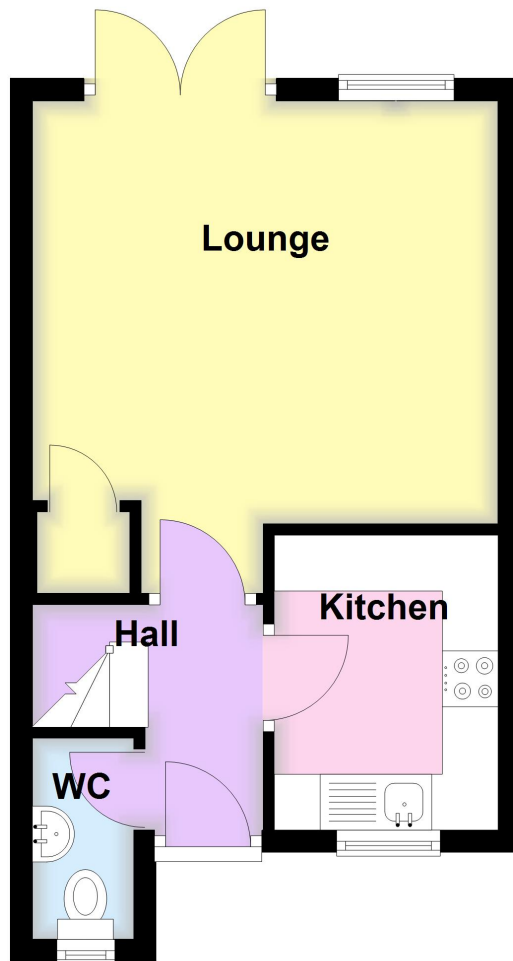
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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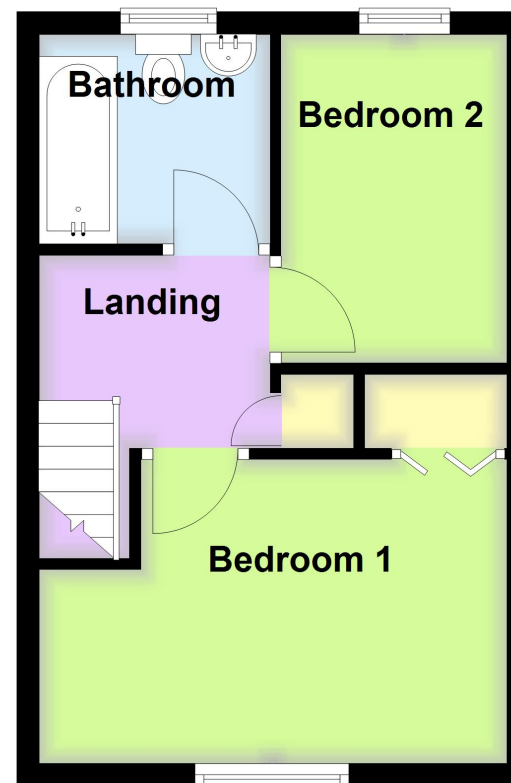
Ground Floor

Approx. 27.9 sq. metres (300.1 sq. feet)



First Floor

Approx. 27.1 sq. metres (292.2 sq. feet)



Total area: approx. 55.0 sq. metres (592.3 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC