



£169,950

23 Parthian Avenue, Wyberton, Boston, Lincolnshire PE21 7DG

SHARMAN BURGESS

**23 Parthian Avenue, Wyberton, Boston,
Lincolnshire PE21 7DG
£169,950 Freehold**

ACCOMMODATION

With uPVC entrance door leading into the entrance hall.

ENTRANCE HALL

With stairs rising to the first floor landing, radiator, door to lounge diner.

LOUNGE DINER

19' 4" x 13' 6" (5.89m x 4.11m)

With dual aspect double glazed windows to front and rear aspect, two radiators, brick fireplace with inset gas fire, tiled hearth and TV plinth. Coved cornice, door to kitchen.

A three bedroom semi detached property situated on the outskirts of Boston being offered for sale with NO ONWARD CHAIN and benefitting from a good sized plot with off road parking to the front, workshop and nice sized gardens to the side and rear. Accommodation comprises an entrance hall, lounge diner, kitchen and pantry, side entrance conservatory, three bedrooms to the first floor together with a family bathroom.



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KITCHEN

7' 6" x 12' 9" (2.29m x 3.89m)

With fitted kitchen comprising a range of base level units and wall units, areas of work surfaces, inset single bowl sink and drainer unit with mixer tap, tiled flooring, space and plumbing for washing machine, standard height fridge, radiator, telephone point, coved cornice, glazed uPVC door to side entrance conservatory, door to pantry, double glazed window to side and rear aspect.

PANTRY

8' 2" x 10' 2" (maximum measurement) (2.49m x 3.10m)

With double glazed window to side aspect, wall mounted central heating boiler, range of wall mounted units.

SIDE ENTRANCE CONSERVATORY

12' 3" x 6' 3" (3.73m x 1.91m)

Of brick and uPVC construction. With double glazed windows to the front, side and rear aspects, double glazed entrance door leading to the rear.

FIRST FLOOR LANDING

With stairs rising from the entrance hall, double glazed window to side aspect, radiator, loft access, doors to three bedrooms and bathroom.

BEDROOM ONE

13' 5" x 10' 0" (4.09m x 3.05m)

With double glazed window to front aspect, radiator.

BEDROOM TWO

13' 5" x 8' 11" (4.09m x 2.72m)

With double glazed window to rear aspect, radiator, wood laminate flooring, built-in cupboard.



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

10' 0" x 8' 7" (3.05m x 2.62m)

With double glazed window to front aspect, radiator, built-in wardrobe.

FAMILY BATHROOM

With three piece suite comprising a panelled corner bath with mixer tap and hand held shower attachment and electric wall mounted shower over, low level WC, pedestal wash hand basin, radiator, coved cornice, fully tiled walls, double glazed window to side and rear aspect.

EXTERIOR

The property benefits from a gravelled driveway which provides off road parking, with wrought iron double gates leading to the rear garden. The rear garden benefits from a workshop situated on a concrete base with slate borders, shaped lawn and further gravelled area and paved patio seating area. There is further hardstanding to the rear of the garden. The garden is fully enclosed by a mixture of mature hedging and brick wall and also benefits from several mature trees.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

240822/THO



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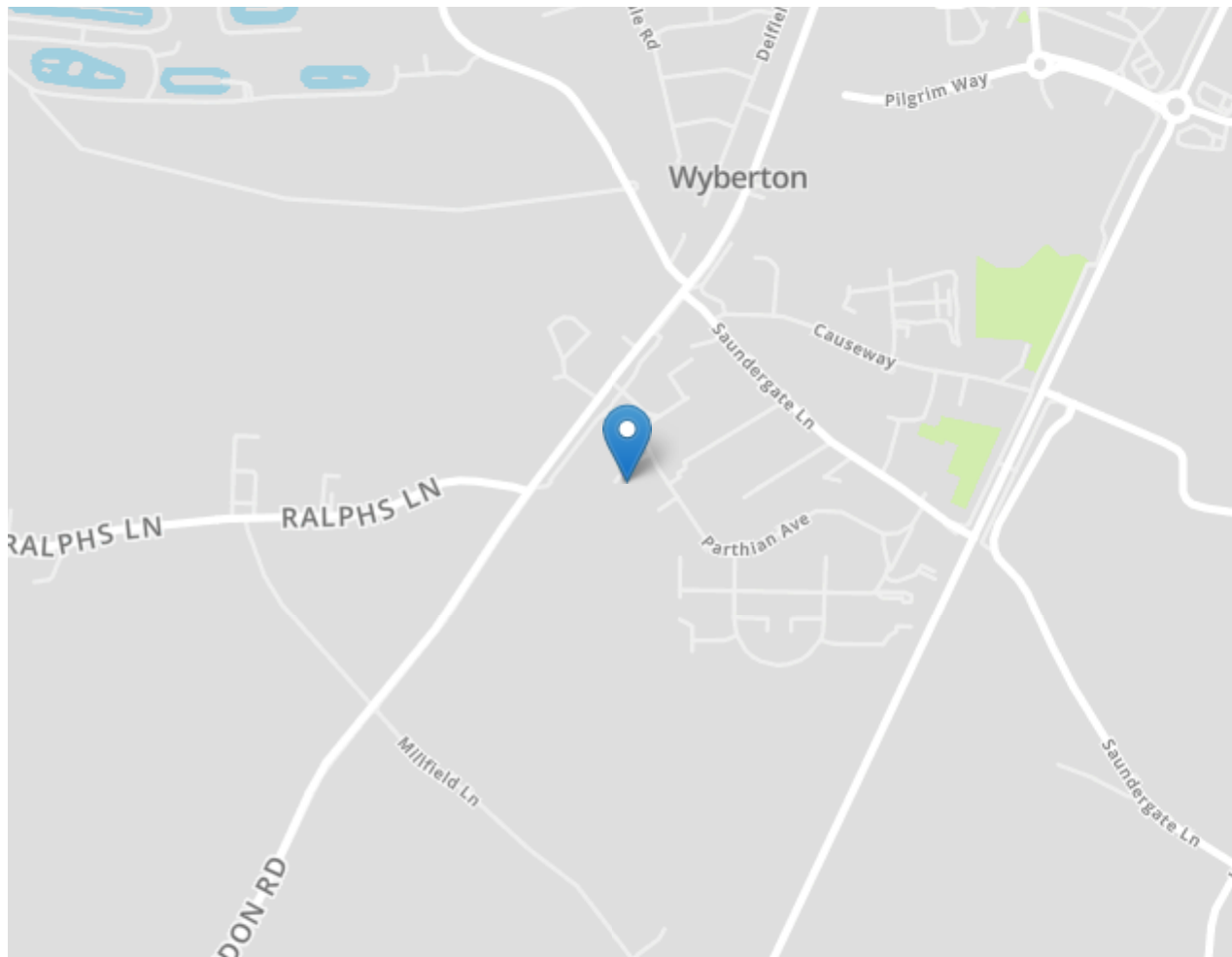
AGENT'S NOTES

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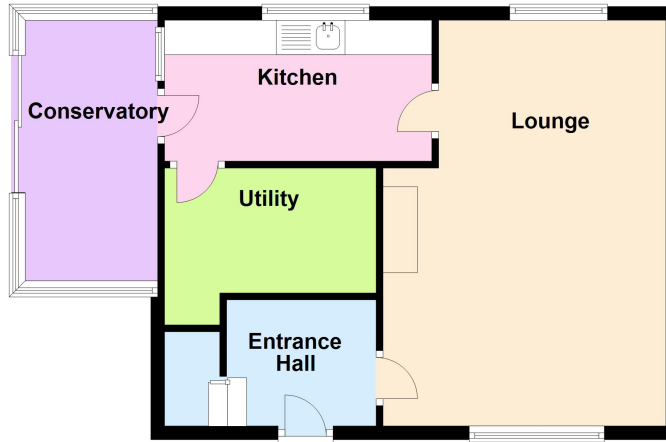
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of Â£100 upon completion. For more information, please call us on 01205 361161.



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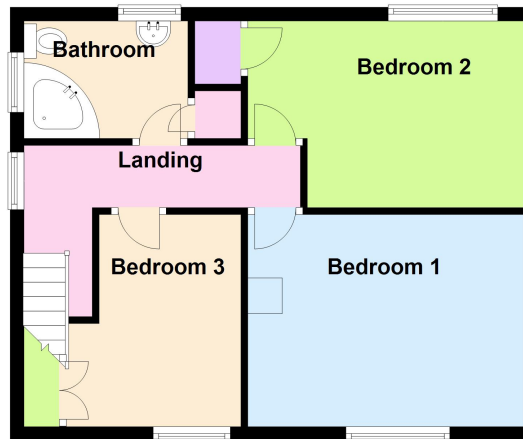
Ground Floor

Approx. 50.6 sq. metres (544.9 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.4 sq. feet)



Total area: approx. 93.6 sq. metres (1007.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	