



£274,950

1b Rosebery Avenue, Boston, Lincolnshire PE21 7QF

SHARMAN BURGESS

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PE21 7QF
£274,950 Freehold

ACCOMMODATION

Entrance porch with uPVC double glazed entrance door to the front. Tiled floor, uPVC double doors leading to:-

ENTRANCE HALL

Having radiator, coved cornice, access to the loft space and doors to all rooms.

LOUNGE

19' 11" x 14' 4" (6.07m x 4.37m)

Having uPVC double glazed windows to the front and side aspects, radiators, television aerial point, coved cornice, marble fireplace with wooden mantle and electric fire within.

****SOLD stc PRIOR TO MARKETING**** A good sized three bedroom detached bungalow offered for sale in a sought after location on the outskirts of Boston but close to amenities including Boston West Primary School and benefitting from NO ONWARD CHAIN. Ample off road parking, single garage and enclosed rear garden. Briefly comprising internally of entrance porch and hall, good sized lounge, kitchen diner, three bedrooms, shower room, cloakroom as well as conservatory.



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KITCHEN

14' 2" x 13' 6" (4.32m x 4.11m)

With uPVC double glazed windows to the side and rear aspects, part double glazed uPVC double door to the side elevation. Having fitted kitchen with a wide range of wall and base level units and work surfaces over. Inset sink and drainer with mixer tap, Rangemaster double oven with extractor fan above, partly tiled walls, drawer units, larders units and space and plumbing for automatic washing machine. Coved cornice, radiator, tiled flooring and space for American style fridge/freezer.

BEDROOM ONE

10' 11" x 13' 6" (3.33m x 4.11m)

With double glazed window to the front aspect, radiator and coved cornice.

BEDROOM TWO

15' 4" x 11' 3" (4.67m x 3.43m)

Having window to the side aspect, uPVC double glazed doors to the conservatory, coved cornice and radiator.

BEDROOM THREE

8' 11" x 8' 11" (2.72m x 2.72m)

Having uPVC double glazed sliding door to the conservatory, coved cornice, radiator and wall mounted Worcester boiler.

CONSERVATORY

9' 7" x 18' 4" (2.92m x 5.59m)

Being of uPVC double glazed construction with pitched roof and double glazed windows to the side and rear aspects and double glazed sliding patio doors to the rear garden.



**SHARMAN
BURGESS** Est 1996

SHOWER ROOM

11' 2" x 7' 10" (3.40m x 2.39m)

Comprising a three piece suite with walk in double shower and wall mounted electric shower within, low level wc, vanity unit with cupboard and drawer units and sink above, fully tiled walls, wall mounted electric heater, heated towel rail, double glazed window to the side aspect, coved cornice and shaver point.

WC

Having low level wc, wash hand basin with vanity unit with recessed ceiling spot lights, extractor fan and radiator.

EXTERIOR

Having a large gravel driveway to the front with shrub borders as well as tarmac driveway extending to the side of the bungalow through double wrought iron gates leading to:-

SINGLE GARAGE

17' 3" x 10' 5" (5.26m x 3.17m)

With electric up and over door and windows to the side and rear aspect, uPVC personnel door to the garden being served with power and lighting.

REAR GARDEN

Having gated access being laid to a block paved seating area with shaped lawns with shrub borders, timber summer house, timer shed, greenhouse all fully enclosed with timber fencing.

SERVICES

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

REFERENCE

29031208/070525/WRI



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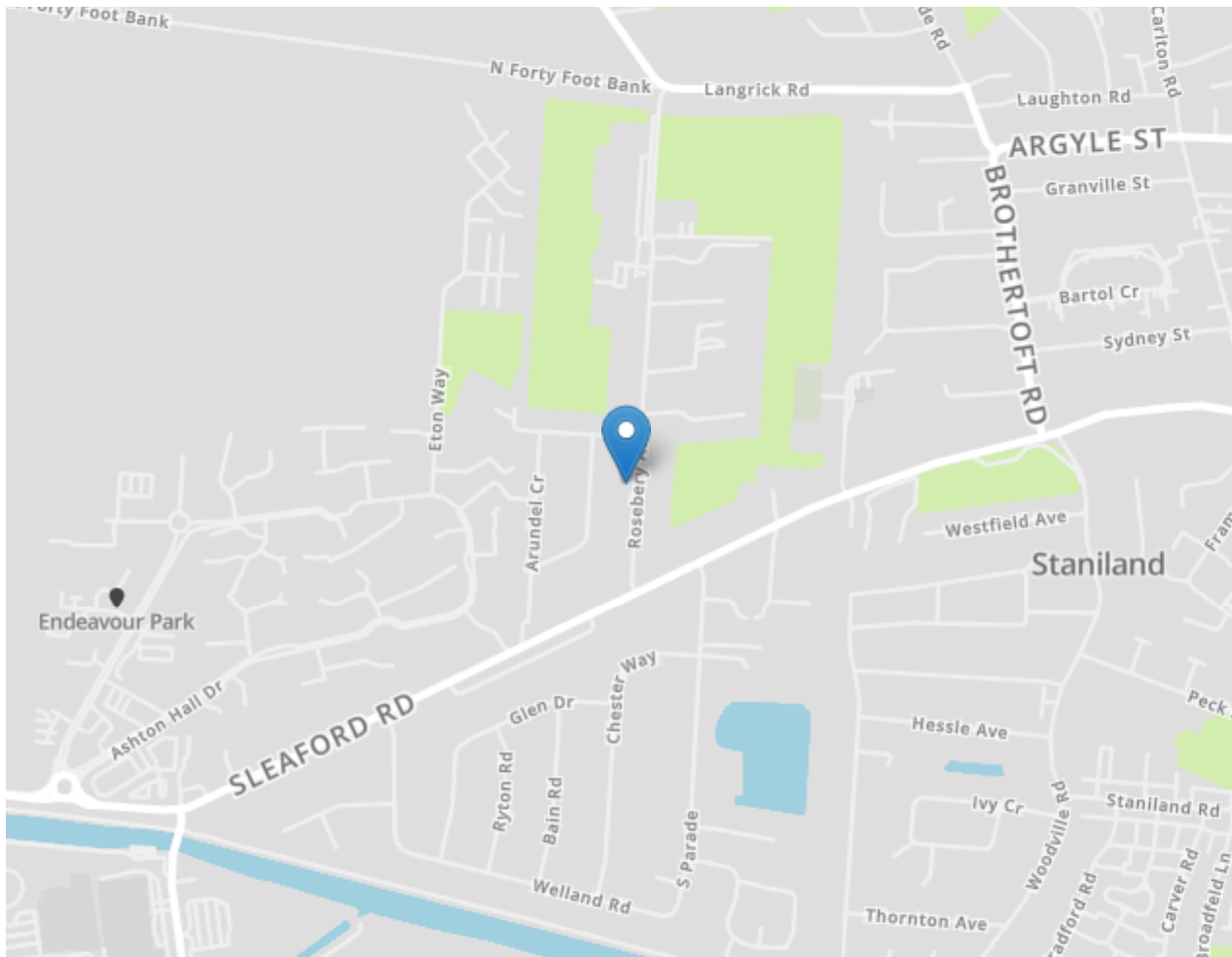
AGENT'S NOTES

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. 128.4 sq. metres (1381.8 sq. feet)



Total area: approx. 128.4 sq. metres (1381.8 sq. feet)

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