

SHARMAN BURGESS
Est 1996
SALE
361161



£124,950

29 Woodthorpe Avenue, Boston, Lincolnshire PE21 0LY

SHARMAN BURGESS



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Est 1996

A substantial, mature 3 bedroomed semi-detached house situated within walking distance of local amenities, offering the benefit of off road parking and a good sized rear garden. Gas central heated accommodation comprises open plan lounge diner, kitchen, and downstairs bathroom. The property is currently tenanted and therefore offers an ideal investment opportunity, if required.

ACCOMMODATION

ENTRANCE HALL

Entered via UPVC double glazed front entrance door and having staircase leading off.

LOUNGE DINER

22' 3" x 12' 10" (minimum) widening to 15' 11" in dining area (6.78m x 3.91m widening to 4.85m in dining area)
Having two radiators, built-in understairs storage cupboard housing the Worcester wall mounted gas central heating boiler.

KITCHEN

16' 5" x 5' 6" (5.00m x 1.68m)
Having fitted work surfaces with inset single drainer stainless steel sink unit, range of base cupboards and drawers complemented by matching wall mounted cupboards, electric cooker point, plumbing for automatic washing machine, radiator, extractor fan, tiled floor.

LEAN-TO/REAR ENTRANCE

BATHROOM

6' 4" x 5' 7" (1.93m x 1.70m)
Being fitted with a white suite comprising panelled bath, hand basin, WC, radiator.

STAIRS AND LANDING

Having radiator and access to roof space.

BEDROOM ONE (FRONT)

11' 11" x 10' 0" (minimum) (3.63m x 3.05m)
With radiator.

BEDROOM TWO (REAR)

11' 11" x 8' 3" (including chimney breast) (3.63m x 2.51m)
With radiator.

BEDROOM THREE (REAR)

8' 10" x 7' 5" (2.69m x 2.26m)
With radiator.

EXTERIOR

To the front of the property is a gravelled area providing off-road parking space for several vehicles, served by wall mounted exterior lighting.

Side access leads to a good sized rear garden which is principally laid to lawn.

In general a good substantial house although the property would benefit from some improvement and refurbishment as the price suggests.

SERVICES

Mains water, electricity, gas and drainage are connected. A gas central heating system is installed. The property is fitted with uPVC double glazed windows.

TENURE

Freehold. The property is currently tenanted and details of the existing tenancy can be made available by the agents upon request.

REFERENCE

03032026/30119918/R&S

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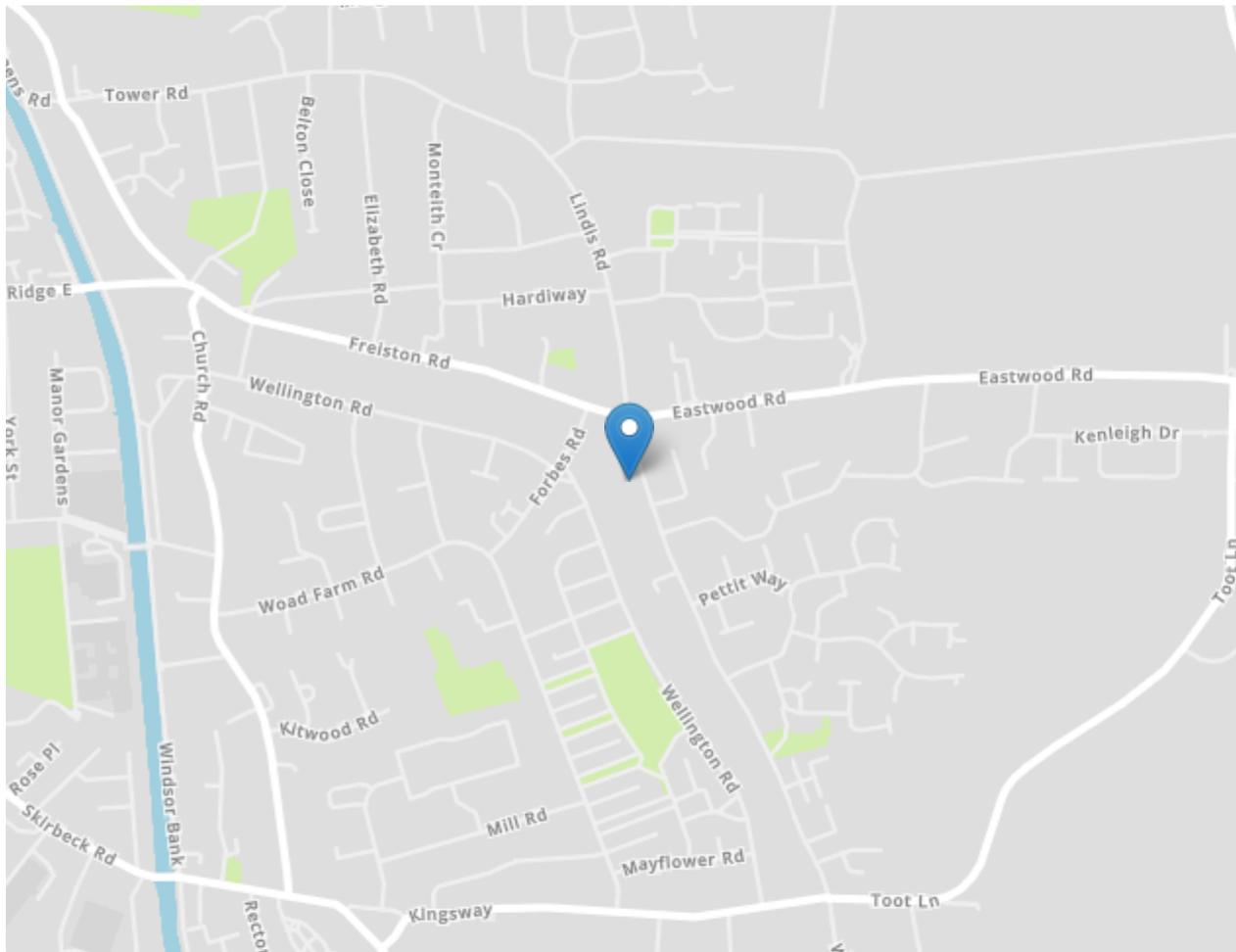
AGENT'S NOTES

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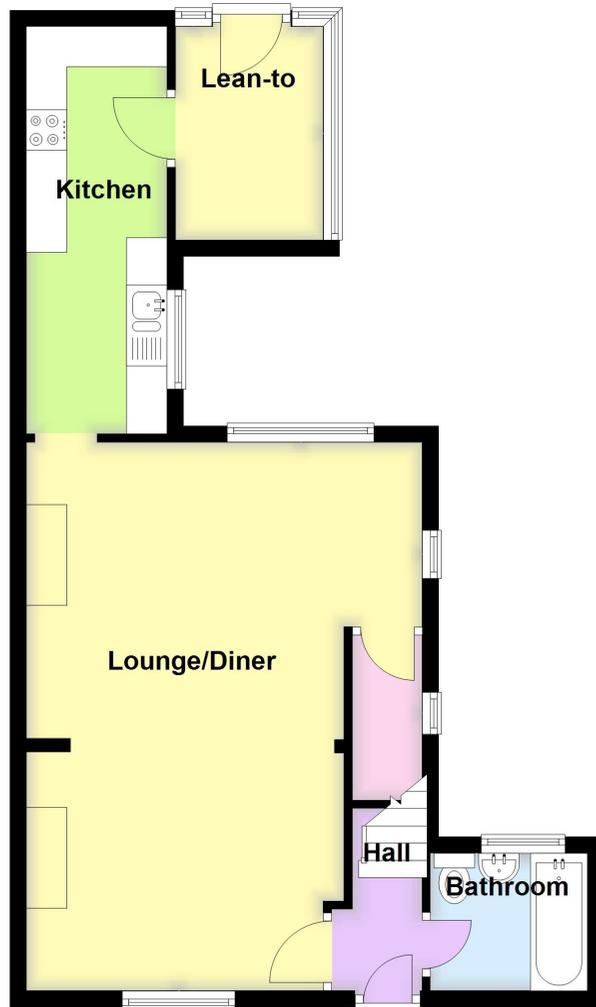
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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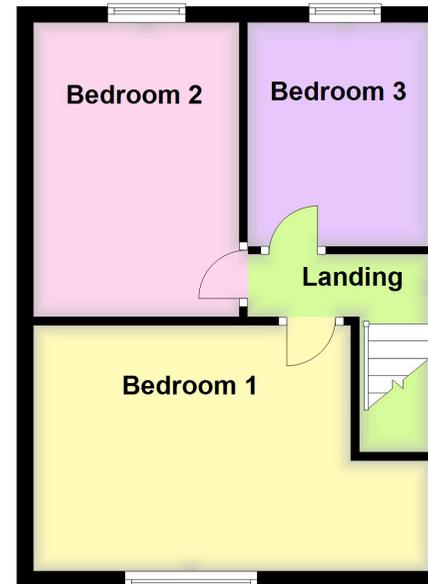
Ground Floor

Approx. 50.7 sq. metres (545.3 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.1 sq. feet)



Total area: approx. 83.8 sq. metres (902.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	69	
(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	