



£189,950

17 Park Road, Boston PE21 7JW

SHARMAN BURGESS

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£189,950 Not Applicable

A well presented detached property set within a popular residential location close to amenities, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, dining room, kitchen, utility area, three bedrooms to the first floor and a family bathroom. Further benefits include a driveway, detached garage and larger than average gardens to the rear with the inclusion of a snooker room.

ACCOMMODATION

ENTRANCE HALL

Having an obscure glazed side entrance door, stairs leading off with cupboard underneath providing storage space, radiator, ceiling mounted lighting and smoke alarm.

LOUNGE

18' 6" (maximum into recess) x 13' 9" (5.64m x 4.19m) (maximum into bay window)

Having a feature bay window to the front aspect, radiator, picture rail, ceiling light point with further wall mounted lighting, living flame coal effect gas fireplace with fitted hearth, inset, display surround and display niches to either side of the chimney breast providing housing for a television and wiring for satellite television.



SHARMAN BURGESS



DINING ROOM

11'11" (maximum) x 11'1" (3.63m x 3.38m)

Having a window to the rear aspect, radiator and ceiling light point.

KITCHEN

6'11" x 6'9" (2.11m x 2.06m)

Having roll edge work surfaces with tiled splash backs, inset sink and drainer unit with mixer tap and base level storage units, further drawer units, base level corner display shelving, integrated oven and grill, four ring gas hob with Manrose extractor above, integrated slim line dishwasher, ceiling fluorescent strip light and two ceiling mounted spotlights, wall mounted Ideal Logic gas central heating boiler, window to the side aspect and a further door leading to:-

REAR ENTRANCE / UTILITY AREA

Having space for a condensing tumble dryer, plumbing for automatic washing machine, space for fridge freezer, window to the side aspect, ceiling light point, further obscure glazed door leading out to the rear garden and a wall mounted panel electric heater. Door to:-

WALK IN PANTRY

Having ceiling light point and shelving within.

STAIRS AND FIRST FLOOR LANDING

Having an obscure glazed window to the side aspect, ceiling light point, access to roof space and ceiling mounted smoke alarm.

BEDROOM ONE

12'3" (maximum taken to built in wardrobes) x 11'6" (3.73m x 3.51m)

Having a window to the front aspect, radiator, picture rail, ceiling light point and built in wardrobes along one wall with hanging rails, shelving within and sliding doors.



**SHARMAN
BURGESS**

Est 1996

BEDROOM TWO

11'6" x 10'1" (3.51m x 3.07m) (measurement taken to built in wardrobes)

Having a window to the rear aspect, picture rail, ceiling light point, a range of built in wardrobes along one wall with sliding doors, hanging rail and shelving within.

BEDROOM THREE

7'5" x 7'10" (2.26m x 2.39m)

Having a window to the front aspect, radiator, picture rail and ceiling light point.

BATHROOM

Having a three piece suite comprising wall mounted wash hand basin, push button wc, bath with wall mounted electric shower and tiled splash back. Fully tiled, window to the rear aspect, extractor fan, ceiling mounted lighting and linen cupboard with slatted linen shelving within.

EXTERIOR

To the front the property has a drop kerb leading to the gravelled driveway which provides off road parking and continues to the right hand side of the property, narrowing slightly and leading to the garage. To the immediate front of the property is an area of hard standing and a low level wall to the front boundary.

DETACHED GARAGE

15'9" x 9'1" (4.80m x 2.77m)

Of brick and tiled construction. Having timber double doors, served by power and lighting and having a service door leading to the garden.

REAR GARDEN

The property enjoys a well presented garden initially laid to a decked seating area with gravelled border extending down towards the rear, predominantly laid to lawn with further beds and borders containing plants and shrubs. The garden is enclosed with hedging and also has a separate decked area with pergola above providing seating. Served by external lighting.

ADJACENT OUTSIDE WC

With ceiling light point. Cold water tap.

TIMBER SNOOKER ROOM

19'5" x 11'5" (5.92m x 3.48m)

Served with power and lighting. Having two windows and a three quarter size snooker table which the vendor is kindly including within the sale along with associated accessories.

REFERENCE

27012026/29917830/FLY



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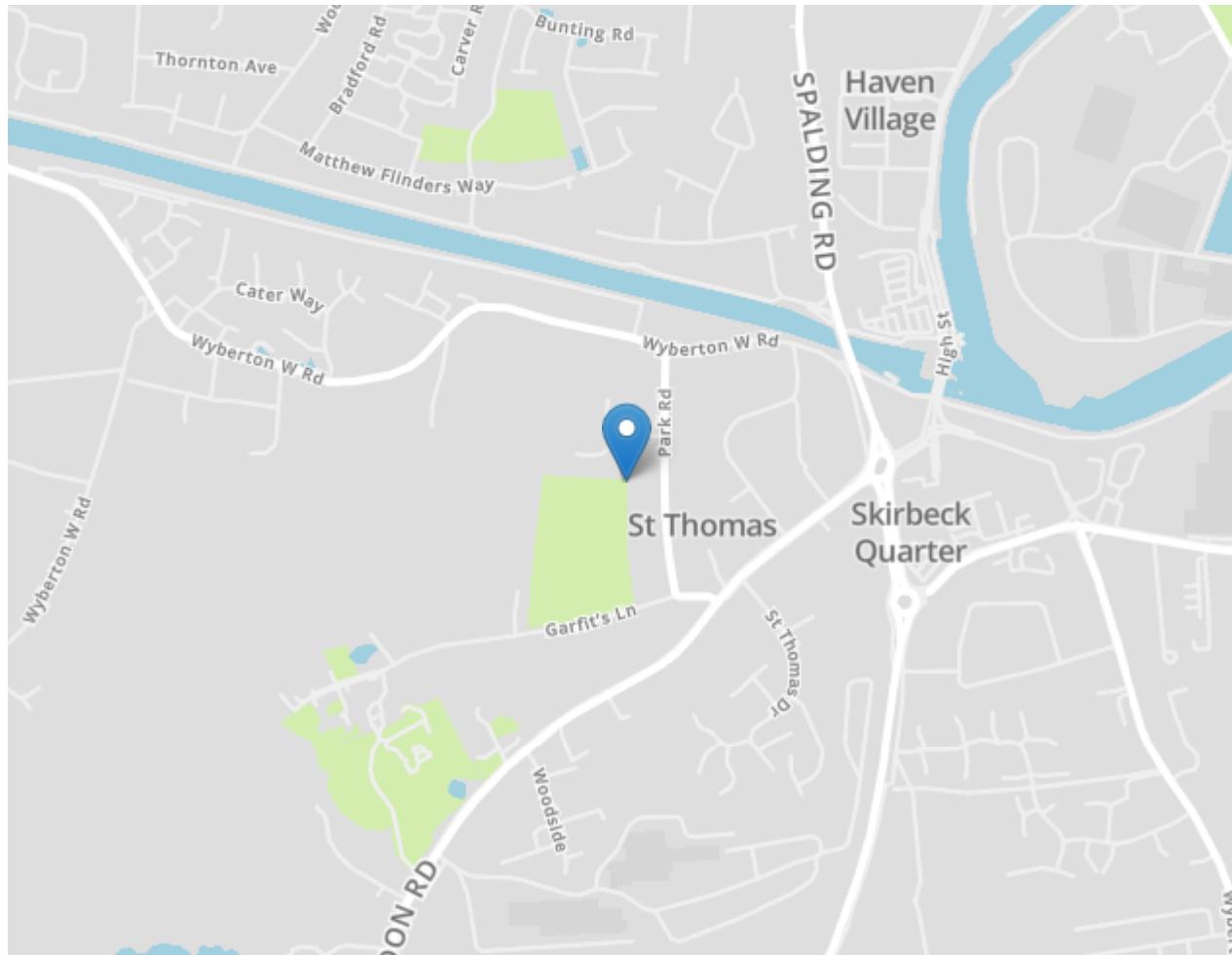
AGENT'S NOTES

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.

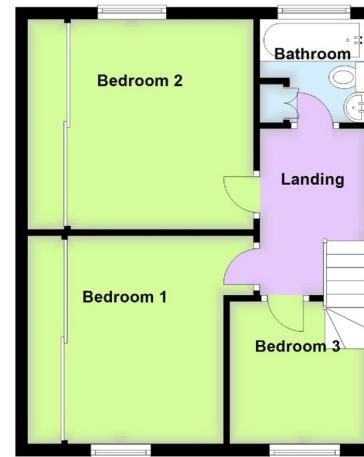


SHARMAN BURGESS

Ground Floor
Approx. 48.3 sq. metres (520.2 sq. feet)



First Floor
Approx. 39.8 sq. metres (428.0 sq. feet)



Total area: approx. 88.1 sq. metres (948.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F	48	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			