



SHARMAN BURGESS
FOR SALE
01205 361161

£159,950

15 Almond Walk, Boston, Lincolnshire PE21 8HJ

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**15 Almond Walk, Boston, Lincolnshire
PE21 8HJ
£159,950 Freehold**

A three bedroomed semi detached property situated within close proximity of Boston Town Centre and its amenities, schools and both bus and train stations. The property is offered for sale with NO ONWARD CHAIN and internally would benefit from a scheme of modernisation and improvement. Further benefits include driveway and garage, enclosed rear garden. Ideal Buy To Let investment or First Time Buy.

ACCOMMODATION

ENTRANCE HALL

Having uPVC glazed entrance door, radiator, coved cornice, staircase leading off, under stairs storage cupboard.

LOUNGE DINER

27' 1" x 11' 0" (maximum) narrowing to 7' 10" (minimum) (8.26m x 3.35m narrowing to 2.39m)

Having double glazed bay window to front elevation, double glazed window to rear elevation, radiator, coved cornice, brick and stone gas fireplace with TV corner plinth and shelving.



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KITCHEN

13' 7" x 8' 11" (4.14m x 2.72m)

Being fitted with a range of wall and base level storage units, areas of work surface, inset one and a half bowl composite sink and drainer with mixer tap, integrated oven and four ring gas hob with extractor above, radiator, space for upright fridge freezer, floor mounted Glow Worm central heating boiler, partly tiled walls, space and plumbing for automatic washing machine, coved cornice, glazed uPVC side entrance door, double glazed window to side elevation, door to: -

WALK-IN PANTRY

With shelving within and double glazed window to side elevation.

FIRST FLOOR LANDING

Having double glazed window to side elevation, coved cornice, access to roof space.

BEDROOM ONE

12' 5" x 11' 1" (3.78m x 3.38m)

Having double glazed window to rear elevation, radiator, coved cornice.

BEDROOM TWO

11' 8" x 11' 1" (3.56m x 3.38m)

Having double glazed window to front elevation, coved cornice, radiator.

BEDROOM THREE

7' 0" x 6' 0" (2.13m x 1.83m)

Having double glazed triangular box window to front elevation, radiator, coved cornice.



**SHARMAN
BURGESS** Est 1996

BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap over and wall mounted electric shower above, pedestal wash hand basin, low level WC, partly tiled walls, double glazed window to rear elevation, airing cupboard with slatted linen shelving and hot water cylinder within.

EXTERIOR

The property is approached over a block paved driveway providing off road parking and leads to the timber carport. The driveway continues to the right hand side of the property and provides access to the garage. There is a shaped gravelled area with ornamental hedging.

SINGLE GARAGE

Of concrete sectional construction. With up and over door.

REAR GARDEN

Being predominantly laid to paved patio, with gravelled area. The garden houses a timber shed and a greenhouse.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

24022026/29105828/CLA



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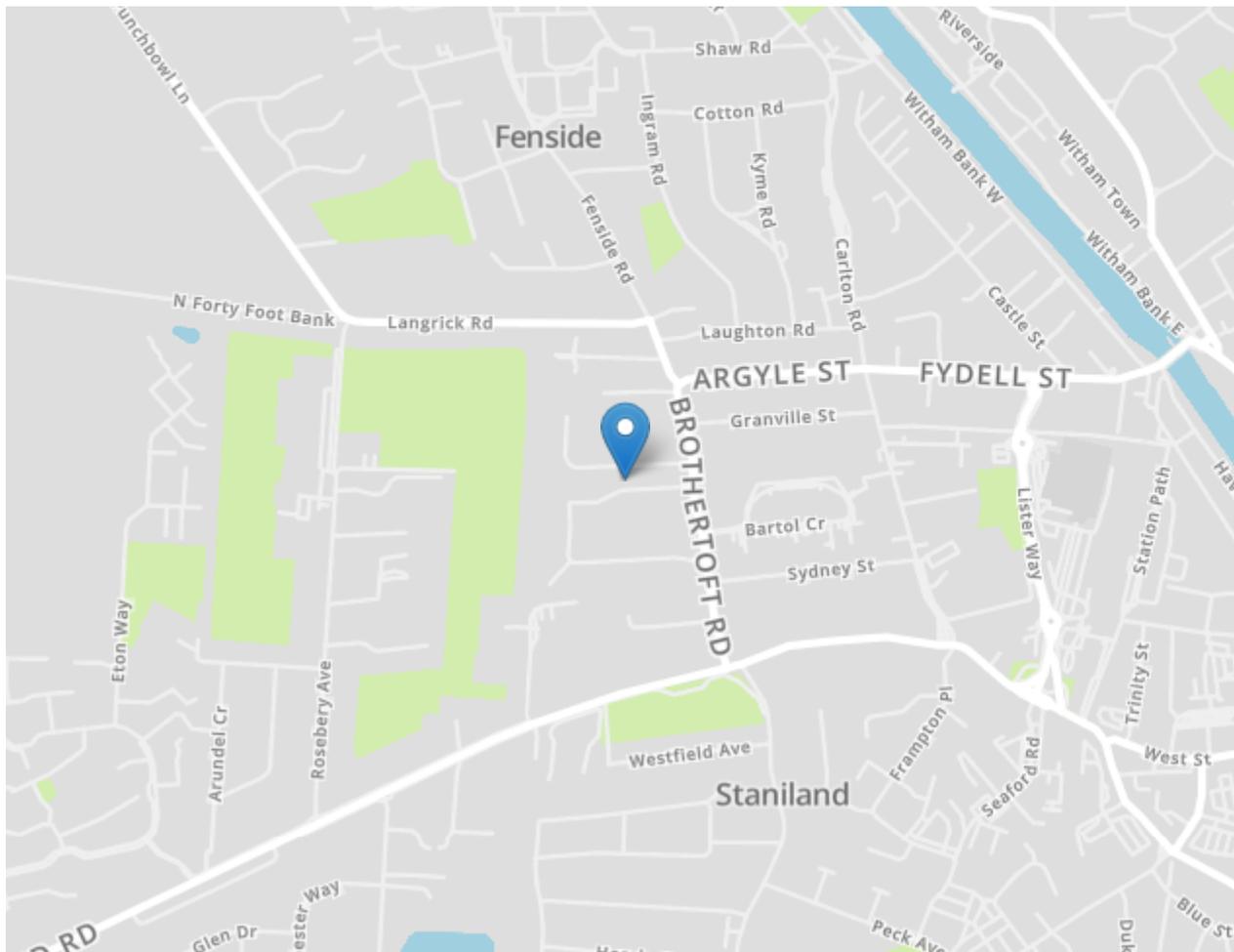
AGENT'S NOTES

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.

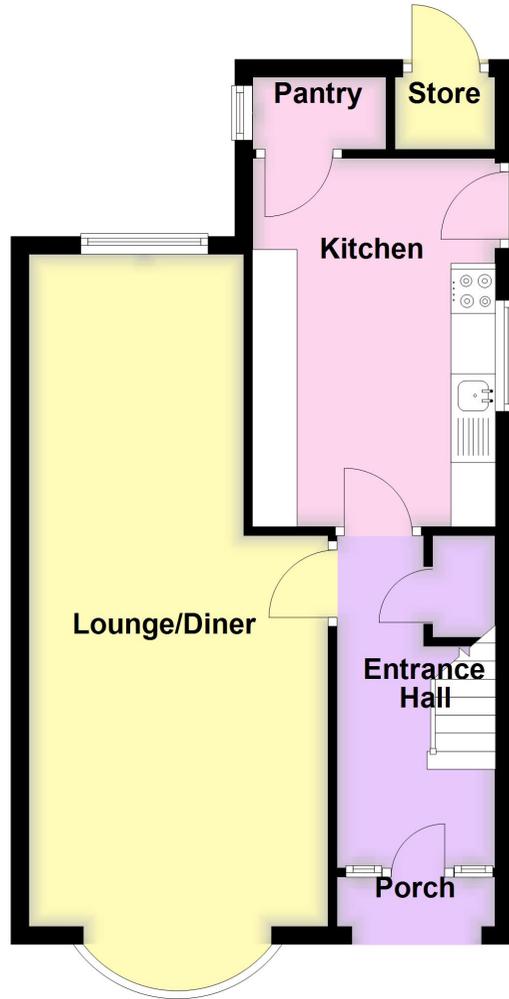
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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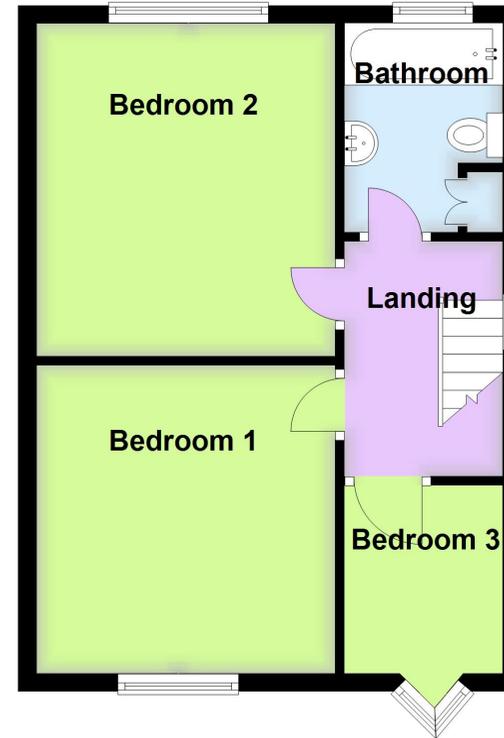
Ground Floor

Approx. 45.4 sq. metres (489.2 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



Total area: approx. 83.9 sq. metres (903.5 sq. feet)



t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	