



£154,950

12 Taylor Close, Fishtoft, Boston, Lincolnshire PE21 0NL

SHARMAN BURGESS

**12 Taylor Close, Fishtoft, Boston,
Lincolnshire PE21 0NL
£154,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having a front entrance door, radiator, stairs rising to first floor landing, door to: -

LOUNGE DINER

15' 4" (maximum measurement into bay window) x 12' 8" (maximum measurement into under stairs recess) (4.67m x 3.86m)

Having double glazed bay window to front aspect, coved cornice, TV aerial point, telephone point, radiator, central heating thermostat, door to: -

A modern and well presented two bedroomed semi detached property, offered for sale with NO ONWARD CHAIN, ideal for FIRST TIME BUYERS or BUY TO LET INVESTMENT opportunity, situated within close proximity to Boston town centre and benefitting from off road parking and enclosed rear garden. Accommodation comprises an entrance hall, lounge diner, kitchen, with two bedrooms and bathroom to the first floor.



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KITCHEN

9' 3" x 12' 7" (2.82m x 3.84m)

Having a range of fitted wall and base level units with work surfaces over, inset stainless steel single bowl sink and drainer with mixer tap, space and plumbing for automatic washing machine, integrated oven and electric hob with extractor hood above, wall mounted central heating boiler, partly tiled walls, extractor fan, double glazed window to rear aspect, door to rear garden, radiator.

FIRST FLOOR LANDING

Having stairs rising from entrance hall, access to roof space, doors to bedrooms and bathroom.

BEDROOM ONE

8' 3" x 12' 8" (including built-in wardrobes) (2.51m x 3.86m)

Having double glazed window to rear aspect, radiator, built-in wardrobes to one wall with hanging rails and shelving within.

BEDROOM TWO

9' 9" (maximum measurement) x 9' 4" (2.97m x 2.84m)

Having double glazed window to front aspect, radiator, TV aerial point, good sized walk-in over stairs wardrobe with hanging rail and slatted shelving within.

BATHROOM

Having a three piece suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, partly tiled walls, extractor fan, coved cornice, ceiling recessed spotlights, radiator, wood laminate flooring, double glazed window to side aspect.



**SHARMAN
BURGESS** Est 1996

EXTERIOR

To the front, the property benefits from a block paved low maintenance front garden with an area of gravel to the side and gated access to the rear garden.

The rear garden benefits from a paved patio seating area, raised lawned garden, timber shed and further hardstanding seating area with gravelled borders. The garden is fully enclosed by a mixture of fencing and an approximate 2 metre high brick wall to the side and rear boundary.

The property benefits from parking for two cars in tandem to the rear.

SERVICES

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

REFERENCE

12022024/27245763/LOF



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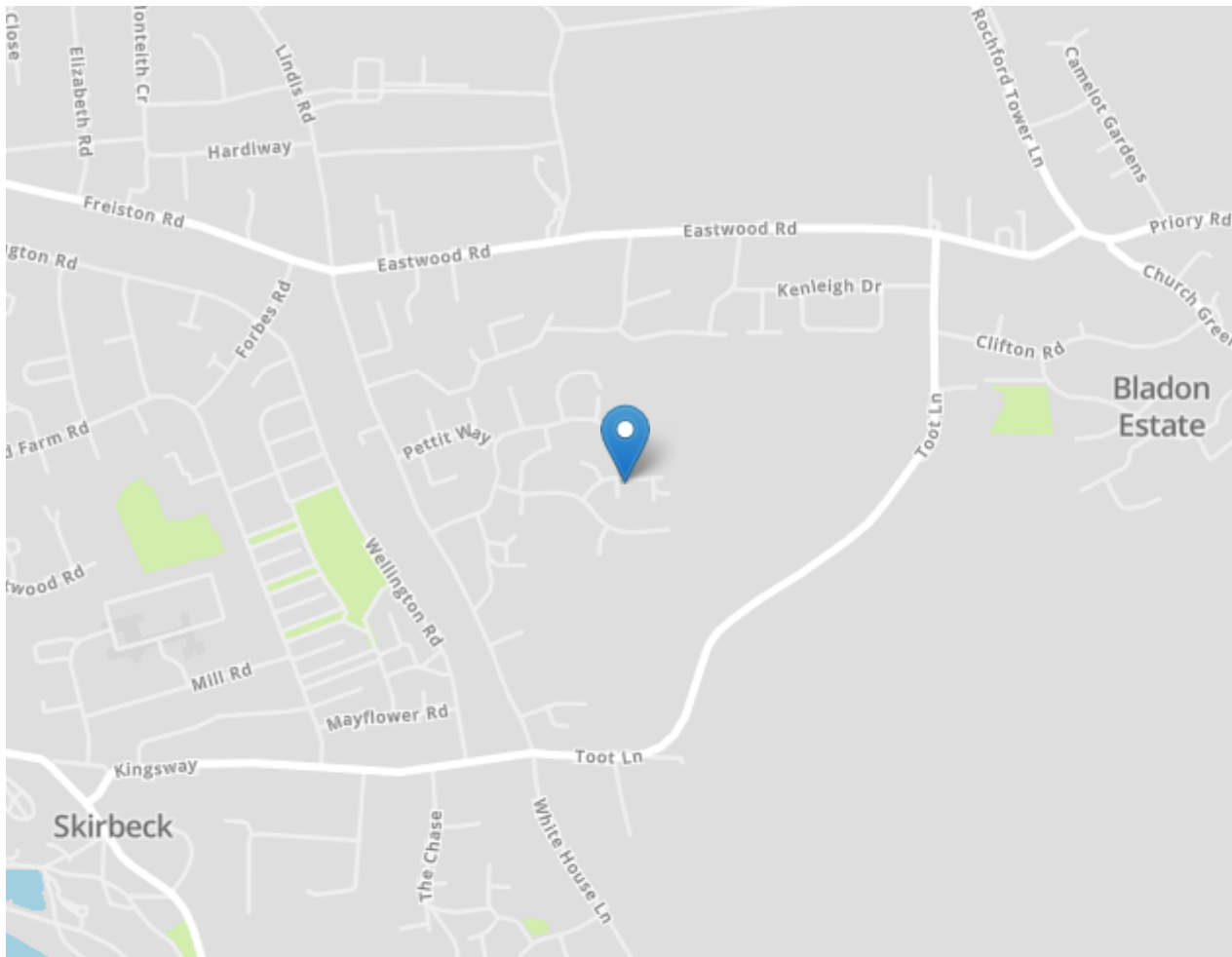
AGENT'S NOTES

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.

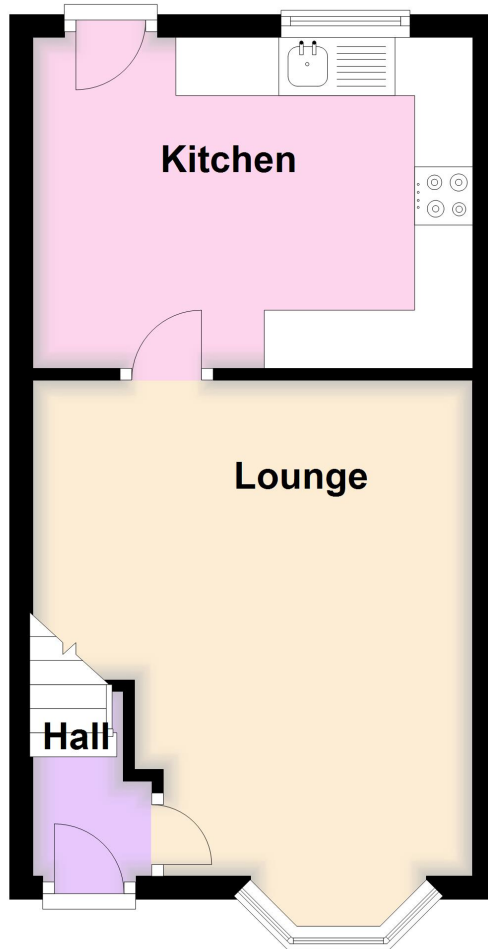
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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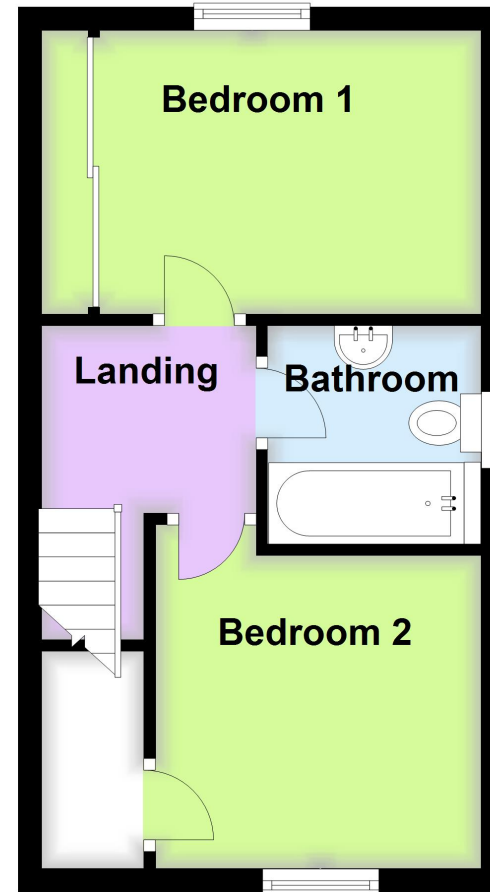
Ground Floor

Approx. 27.4 sq. metres (295.3 sq. feet)



First Floor

Approx. 27.3 sq. metres (293.6 sq. feet)



Total area: approx. 54.7 sq. metres (588.9 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		86
(69-80)	C		
(55-68)	D	69	
(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	