



£189,950

13 Kings Avenue, Boston, Lincolnshire PE21 0AW

SHARMAN BURGESS

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PE21 0AW
£189,950 Freehold

ACCOMMODATION

ENTRANCE HALL

With uPVC entrance door, coved cornice, radiator, dado rail.

LOUNGE

15' 0" (maximum) x 15' 0" (4.57m x 4.57m)

Having double glazed bay window to front aspect, further double glazed window to side aspect, radiator, telephone point, TV aerial point, coved cornice, fireplace with marble inset and hearth and wooden mantle.

A spacious three bedroomed detached bungalow situated close to Boston Town Centre and its amenities, which internally would benefit from a scheme of modernisation and improvement. The property is offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, good sized lounge, kitchen, conservatory, three bedrooms and bathroom. Further benefits include ample off road parking, single garage and good sized rear garden.



SHARMAN BURGESS



KITCHEN

9' 11" x 14' 11" (3.02m x 4.55m)

Being fitted with a range of wall and base level storage units, areas of work surface, inset sink and drainer with mixer tap, space and plumbing for automatic washing machine, integrated double oven, integrated electric hob with extractor above, fully tiled walls, radiator, dual aspect double glazed windows, uPVC glazed door through to: -

CONSERVATORY

9' 9" x 8' 2" (2.97m x 2.49m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having electric panel heater, double glazed windows to side and rear aspects, uPVC glazed door to rear garden.

BEDROOM ONE

11' 11" x 10' 11" (maximum) (3.63m x 3.33m)

Having double glazed window to front aspect, radiator, coved cornice, built-in wardrobe, telephone point.

BEDROOM TWO

12' 11" x 9' 10" (3.94m x 3.00m)

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

BEDROOM THREE

7' 11" x 11' 11" (2.41m x 3.63m)

Having double glazed window to side aspect, radiator, wall units, access to roof space.



**SHARMAN
BURGESS** Est 1996

BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap, pedestal wash hand basin, low level WC, radiator, fully tiled walls, double glazed window to rear aspect, coved cornice.

EXTERIOR

To the front, the property is approached over a block paved driveway which provides off road parking and turning point as well as vehicular access to the single garage. The front garden is partially enclosed by low level brick wall and wrought iron railings. Gated access leads to the rear garden.

SINGLE GARAGE

Having up and over door, personnel door to garden, window to side aspect, served by power and lighting.

REAR GARDEN

The garden is predominantly laid to lawn, with hardstanding and shrub and bush borders. The garden is enclosed by a mixture of timber fencing and hedging. To the rear of the garage is an adjoining shed. The garden also houses a further timber shed and a greenhouse.

SERVICES

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

REFERENCE

28062024/27329549/BUR



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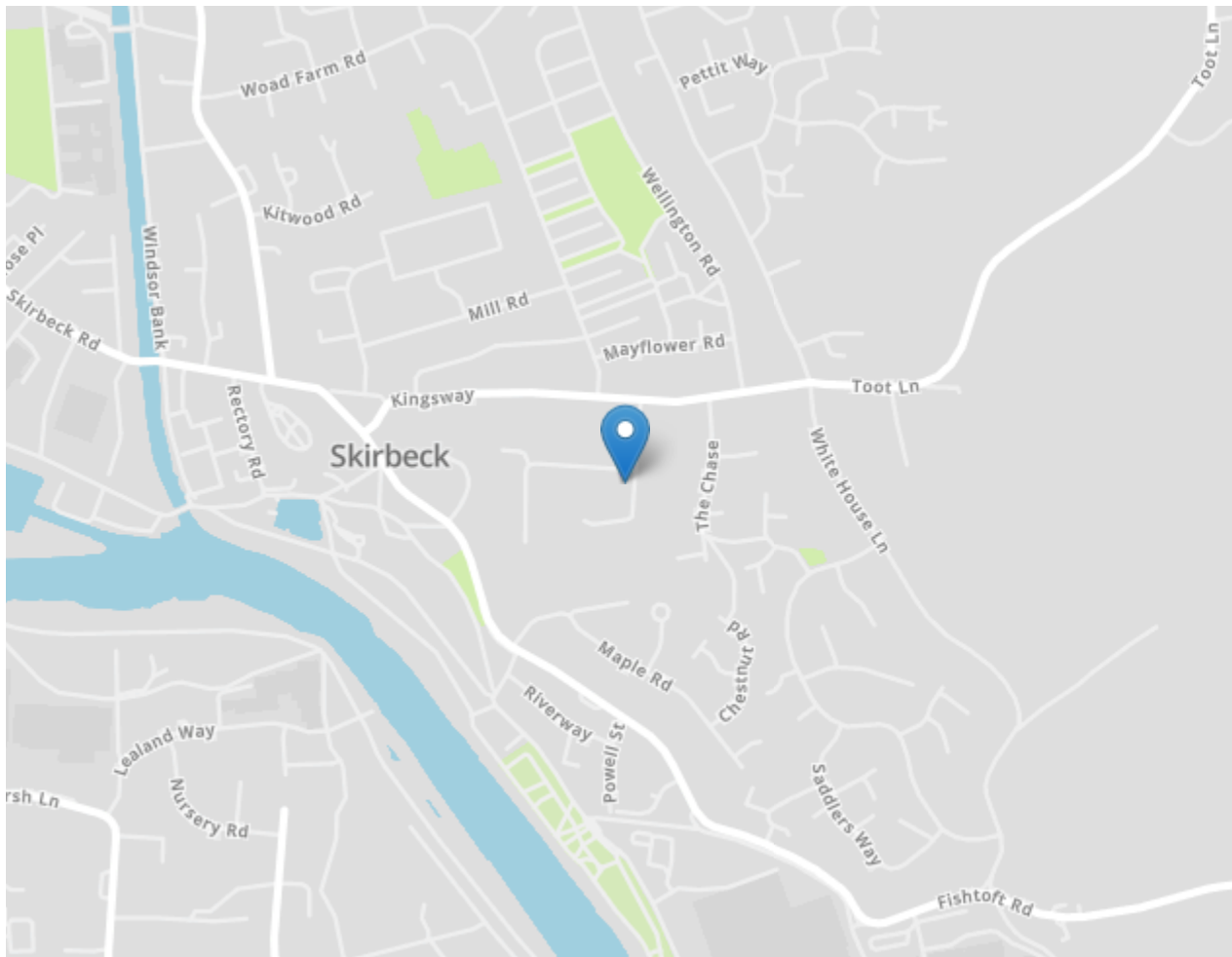
AGENT'S NOTES

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.



SHARMAN BURGESS

Ground Floor
 Approx. 93.4 sq. metres (1004.9 sq. feet)



Total area: approx. 93.4 sq. metres (1004.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	