

£155,000

25 Sherwood Avenue, Boston, Lincolnshire PE21 9LG

Sharman Burgess











An ideal investment opportunity being sold with current tenants in situ, this three bedroom end of terrace property benefits from an entrance hall, lounge, kitchen diner, ground floor bathroom and three good sized bedrooms to the first floor. Further benefits include a driveway and enclosed garden to the rear. Details of the rental income are available from the Agents office.

ACCOMMODATION

With front entrance door leading into the entrance hall.

ENTRANCE HALL

With stairs rising to first floor landing, ceiling light point, door to lounge.

LOUNG

15' 10" x 11' 0" (4.83m x 3.35m) (both maximum measurements)

With dual aspect windows to both the front and rear of the property, TV aerial point, ceiling light point.

KITCHEN DINER

10' 2" x 10' 0" (3.10m x 3.05m) (both maximum measurements) With uPVC double glazed rear entrance door, window to rear aspect, roll edge work surfaces, base level storage units, drawer units and matching eye level wall units, space for cooker, plumbing for automatic washing machine, space for fridge or freezer, radiator, ceiling light point, built-in under stairs storage cupboard providing pantry space.

GROUND FLOOR BATHROOM

6' 11" x 5' 0" (2.11m x 1.52m)

With a three piece suite comprising a close coupled WC, pedestal wash hand basin, bath with wall mounted shower over and tiled splashbacks, radiator, tiled flooring, ceiling light point, obscure glazed window.

FIRST FLOOR LANDING

With window to rear aspect, access to roof space, ceiling light point.

BEDROOM ONE

15' 11" x 11' 2" (4.85m x 3.40m) (both maximum measurements)

With dual aspect windows to both the front and rear of the property, ceiling light point, radiator.

BEDROOM TWO

13' 5" x 7' 11" (4.09m x 2.41m)

With window to front aspect, ceiling light point, radiator.

BEDROOM THREE

7' 8" x 7' 2" (2.34m x 2.18m)

With window to rear aspect, ceiling light point, radiator.

EXTERIOR

To the front of the property is a gravelled driveway which provides side by side off road parking. Gated access leads to the rear garden, which is enclosed and served by outside lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

200722/GIB

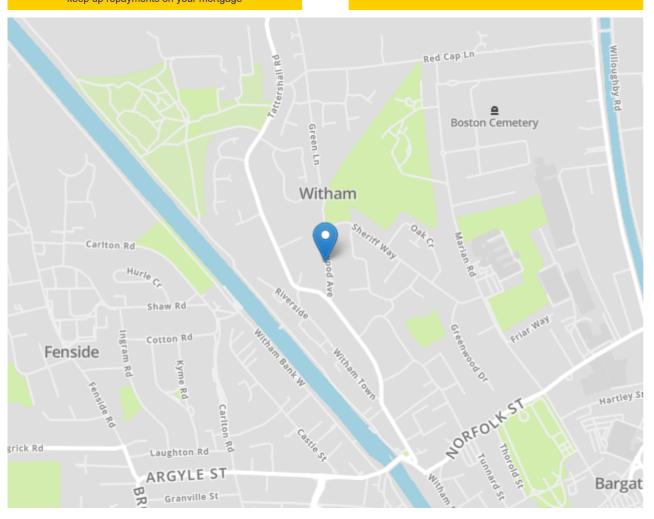




Mortgage and Protection Broker

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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.

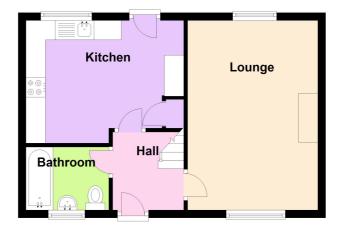
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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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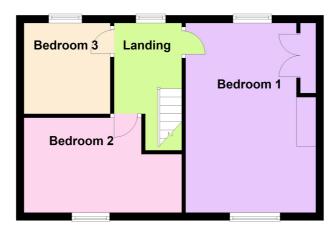
Ground Floor

Approx. 394.3 sq. feet



First Floor

Approx. 394.3 sq. feet



Total area: approx. 788.6 sq. feet



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