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48 Fleet Street, Holbeach PE12 7AF

**BELVOIR!**

£129,950



### Key Features

- > END OF TERRACE PROPERTY
- > TWO BEDROOMS
- > UPVD DOUBLE GLAZING
- > GAS CENTRAL HEATING
- > DOWNSTAIRS BATHROOM
- > GENEROUS REAR GARDEN
- > Tenure: Freehold
- > EPC rating D

Belvoir incorporating Munton and Russell are pleased to offer for sale this well presented end of terrace property. Situated a short distance from the town centre and offers an ideal purchase for the first time or investment buyer. The accommodation in brief comprises of, lounge, dining area, kitchen area, down stairs bathroom. First floor has two bedrooms. Externally a generous rear garden.

#### LOUNGE

11'9" x 10'8" (3.58m x 3.25m)

UPVC double glazed door and window to the front elevation, feature fireplace, radiator.

#### DINING AREA

8'6" x 8'4" (2.59m x 2.53m)

Arch and open window to the kitchen area, radiator, door to stairs leading to first floor.





### **KITCHEN AREA**

10'6" x 5'7" (3.19m x 1.71m)

UPVC double glazed window to both side elevations, space for cooker, plumbing for washing machine, sink unit with mixer taps over.

### **REAR HALLWAY**

UPVC double glazed door to the rear elevation.

### **BATHROOM**

UPVC double glazed window to the rear elevation, three-piece suite comprising of WC, wash hand basin, panelled bath with tap mixer shower over, radiator, extractor.

### **FIRST FLOOR LANDING**

Doors to:

#### **BEDROOM 1**

11'2" x 10'11" (3.41m x 3.34m)

UPVC double glazed windows to the front elevation, radiator, fitted wardrobes.

#### **BEDROOM 2**

8'8" x 8'5" (2.64 x 2.56m)

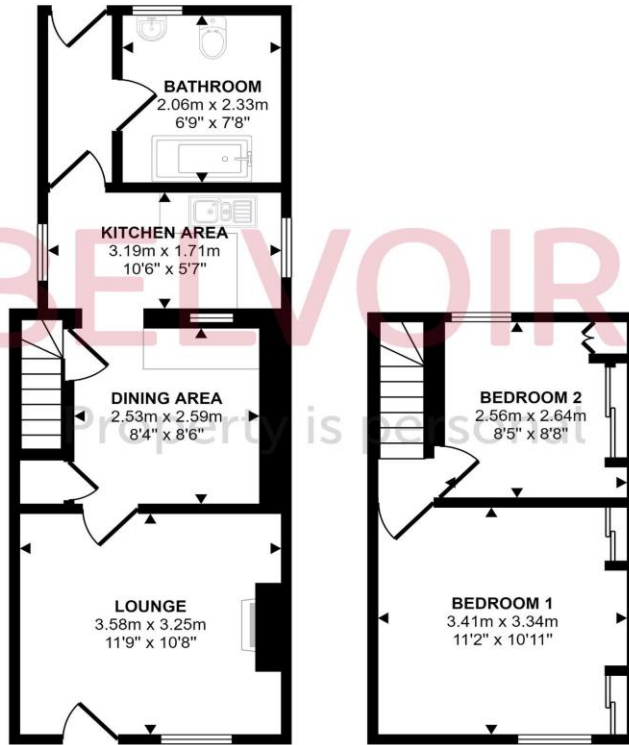
UPVC double glazed window to the rear elevation, boiler cupboard, fitted wardrobes, radiator.

### **EXTERNALLY**

Gated access, low wall enclosed, laid to gravel.

REAR GARDEN: Generous garden area, laid to lawn, standing for storage shed, gated access.

Approx Gross Internal Area  
56 sq m / 607 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



Contact us today to arrange a viewing...

# BELVOIR!

[www.belvoir.co.uk/spalding-estate-agents/](http://www.belvoir.co.uk/spalding-estate-agents/)

01775 722475