

## Willders Garth, Holbeach

£149,995



An excellent renovation project or investment buy! A three-bedroom semi-detached house in the town of Holbeach. In brief, accommodation comprises: Entrance hall, lounge/diner, kitchen/breakfast, storage room, cloakroom. First floor to three bedrooms, shower room. Outside is a nice sized low maintenance garden. On road parking only. Call us today to book your viewing - 01406 424441.

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



Accommodation Comprises:

**Porch**

PVCu double glazed entrance door, part glazed entrance door to:

**Entrance Hall**

Radiator, stairs to first floor landing, door to:

**Lounge/Diner 4.42m (14'6") x 3.68m (12'1")**

PVCu double glazed window to front, gas fire with brick-built surround, radiator.

**Kitchen/Breakfast Room 3.39m (11'1") x 3.33m (10'11") max**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for automatic washing machine, space for fridge, gas and electric points for cooker, single glazed window to rear, Storage cupboard, radiator, door to:

**Hallway**

Part glazed entrance door, sliding door to Cloakroom, door to:

**Cloakroom**

PVCu opaque double-glazed window to side, fitted with two-piece suite, wall mounted gas boiler serving heating system serving domestic hot water.

**Storage Room**

PVCu double glazed window to side, Storage cupboard, door to:

**First Floor Landing**

Loft hatch with loft space.

**Bedroom 1 4.46m (14'8") x 3.00m (9'10"**

)PVCu double glazed window to front, radiator.

**Bedroom 2 3.93m (12'11") max x 3.40m (11'2") max**

PVCu double glazed window to rear, radiator.

**Bedroom 3 3.04m (10') max x 2.42m (7'11") max**

PVCu double glazed window to front, radiator.

**Shower Room**

Fitted with a three-piece suite, low level wc, wall mounted handwash basin, double shower enclosure with mains shower, PVCu opaque double-glazed window to rear.

**Outside**

The front garden is open plan mainly laid to lawn, with flower border, path leading to the main entrance door, side gate leading to the enclosed rear garden, of low maintenance, gravel and patio areas. two wooden stores, greenhouse.

**Directions:**

Leave our Church Street office and turn right on to the High Street, proceed along on to Fleet Street and on to Fleet Road. Take the left turn on to Foxes Lowe Road then first left on to Willders Garth follow the road to your left where the property can be located on the right-hand side. For satellite navigation, the property postal code is: PE12 7RB.

**Council Tax Band**



Band A £1,253.61 South Holland District Council

EPC - D



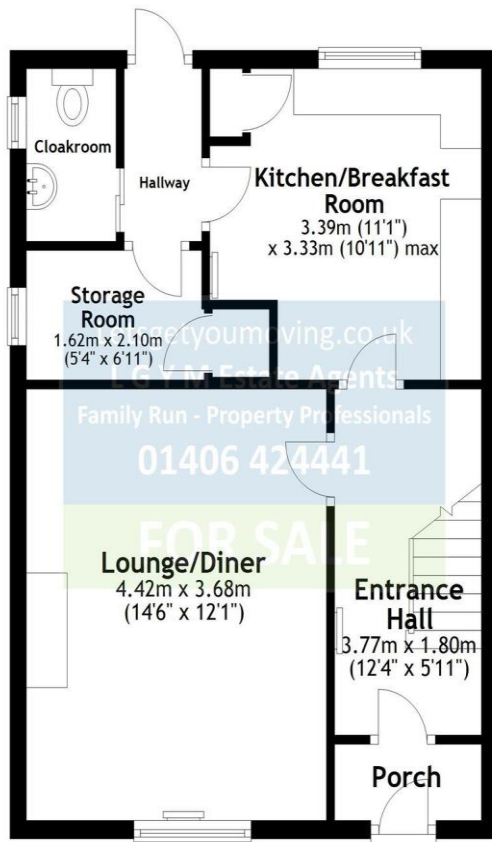


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Reference:  
Willders Garth

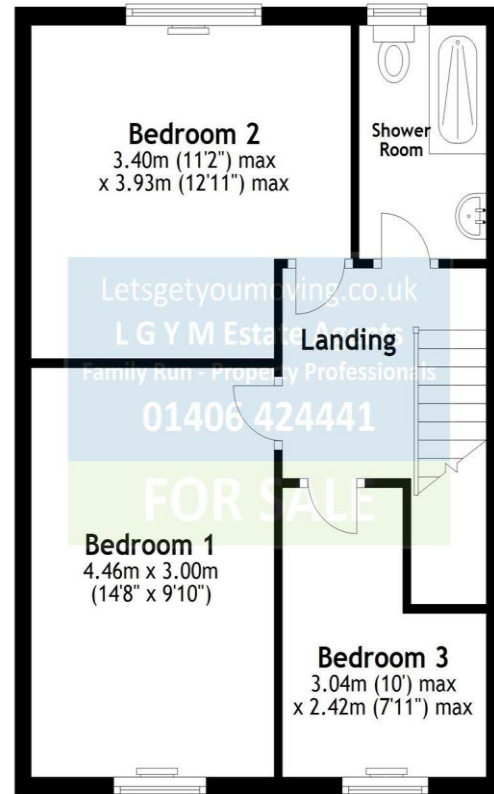
## Ground Floor

Approx. 44.9 sq. metres (483.1 sq. feet)



## First Floor

Approx. 45.5 sq. metres (490.1 sq. feet)



Total area: approx. 90.4 sq. metres (973.2 sq. feet)

Floor plans are for a guide only and should not be scaled.  
Plan produced using PlanUp.

## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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#### Misdescriptions Act 1991

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