



Fleet Street, Holbeach £114,995

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



An ideal first time buy or investment property, in the town of Holbeach and within walking distance to all local amenities. In brief: Lounge, dining area, kitchen, family bathroom and two bedrooms. Outside: The property is enclosed with a low level brick wall, hand gate and an area set with gravel. The rear garden is mainly laid to lawn and is enclosed by wood panel fencing with a wooden garden store. Please note that there is no off-road parking on this property and has pedestrian rear access via a right way. Call to book your viewing ANYTIME on 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door to:

Lounge 3.66m (12') x 3.33m (10'11")

PVCu double glazed window to front, electric fire with brick-built surround, radiator, telephone point, coving to textured ceiling, part glazed door to:

Dining Area 2.62m (8'7") x 2.61m (8'7")

Wall mounted central heating thermostat, radiator, coving to ceiling, fitted with a base unit with worktop space over, plumbing for automatic washing machine, stairs to first floor landing with under-stairs storage cupboard, open plan to Kitchen.

Kitchen 3.28m (10'9") x 1.73m (5'8")

Fitted with a base unit with worktop space over, stainless steel sink unit with single drainer and mixer tap, extractor fan, plumbing for dishwasher, vent for tumble dryer, gas and electric points for cooker, two PVCu double glazed windows to sides, vinyl floor covering, textured ceiling, door to:

Rear Lobby

Vinyl floor covering, PVCu double glazed entrance door to garden, door to:

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with hand shower attachment over and glass screen, pedestal wash hand basin, low-level WC, extractor fan, PVCu opaque double glazed window to rear, radiator.

Landing

Coving to textured ceiling with smoke detector, access to insulated loft space, door to:

Main Bedroom 3.45m (11'4") x 3.33m (10'11") plus 0.03m (0'1") x 0.03m (0'1")

PVCu double glazed window to front, built-in wardrobes with hanging rails, overhead storage cupboards, radiator, telephone point, coving to textured ceiling, door to:

Bedroom 2 2.83m (9'3") x 2.65m (8'8") PVCu double glazed window to rear, built-in wardrobe with hanging rail, overhead storage cupboards, airing cupboard housing wall mounted gas boiler serving heating system and domestic hot water, radiator, coving to textured ceiling.

Outside

The property is enclosed with low level brick wall, hand gate and an area set with gravel. The rear garden is enclosed by wood panel fencing, with a hand gate allowing right of way to exit the property. Mainly laid to lawn, wooden garden store, apple tree. Area of hard standing, outside lighting.

Directions

Leave our Church Street office and turn right at the traffic lights and proceed along High Street then onto Fleet Street where the property can be located on the right-hand side, opposite the Police Station. For satellite navigation, the property postcode is PE12 7AF.

Council TaxBand A

£1,449.88 From April 2024 to March 2025, South Holland District Council.

EPC – D

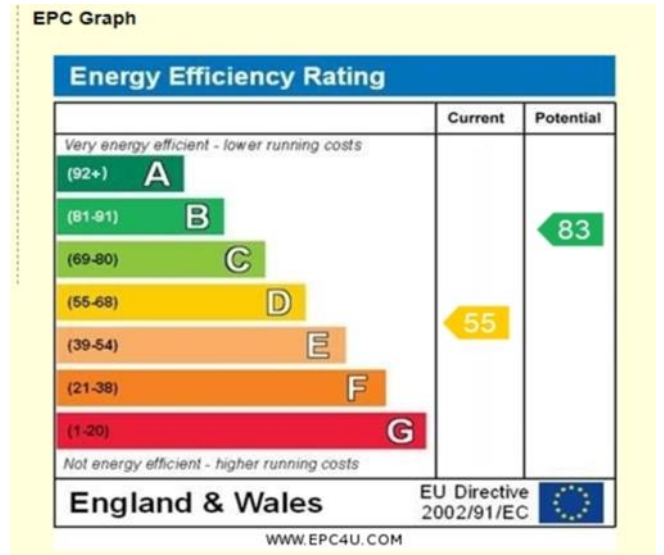
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

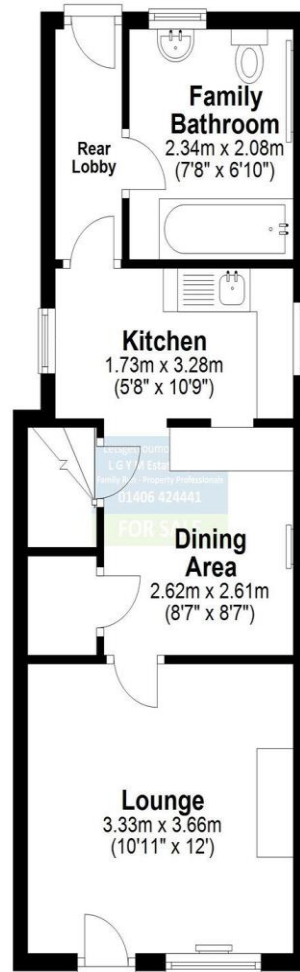
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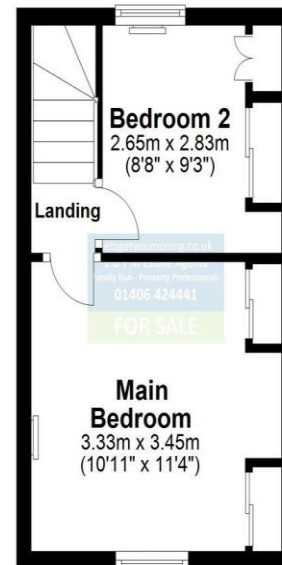
Ground Floor

Approx. 36.0 sq. metres (388.0 sq. feet)



First Floor

Approx. 21.9 sq. metres (235.8 sq. feet)



Total area: approx. 57.9 sq. metres (623.8 sq. feet)

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

Disclaimer

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

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The advertisement features a photograph of a family moving into a new home. A young girl is running happily towards the camera, carrying a cardboard box. In the background, a woman and a man are also carrying boxes and walking towards the entrance. The room is filled with stacks of cardboard boxes, and the scene is brightly lit by natural light from a large window.