



The Hollies, Holbeach £97,995

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

Calling Investors! EPC: C. First floor flat with entrance hall, lounge, diner, two bedrooms and bathroom. PVCu double glazed, gas fired central heating. Allocated off road parking. This is an ideal investment opportunity with a tenant in residence. The annual rental revenue for this property is £6,300.00 per year. Call to book your viewing which is strictly by appointment only. Property subject to 125-year lease which commenced 01.04.1991.

Call us NOW to arrange your viewing – 01406 424441.

Accommodation Comprises:

Entrance Hall

PVCu double glazed window to side, fitted carpet, coving to textured ceiling, door to:

Lounge 3.83m x 3.35m (12'7" x 11'0")

PVCu double glazed bow window to front with vertical blind and curtain rail and curtains, PVCu double glazed window to side with vertical blinds and curtain rail curtains, wall mounted electric fire, double radiator, fitted carpet, TV point, coving to textured ceiling with two wall lights, ceiling fan with light.

Kitchen 2.91m x 2.30m (9'7" x 7'7")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, extractor fan, wall mounted gas boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for fridge/freezer, built-in electric oven, built-in four ring gas hob, PVCu double glazed window to side with roller blind, double radiator, vinyl floor covering, coving to textured ceiling with fluorescent strip lighting.

Main Bedroom 3.37m x 2.65m (11'1" x 8'8")

PVCu double glazed window to rear with curtain and curtain rail, radiator, fitted carpet, telephone point, TV point, coving to textured ceiling.

Bedroom 2 3.25m x 2.0m (10'8" x 6'7") PVCu double glazed window to rear with curtain rail, radiator, fitted carpet, coving to textured ceiling.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with hand shower attachment over and shower curtain and rail, pedestal wash hand basin and close coupled WC, tiled surround, extractor fan, mirrored cabinet, shaver point, PVCu opaque double glazed window to side, vinyl floor covering, coving to textured ceiling, door to airing cupboard linen shelving.

Outside

There is one allocated parking space.

Directions: Leave our Church Street office and take the far right over the traffic lights on to Park Road, take the right turn on to Park Lane, follow this road on to The Hollies where the property can be located on the left-hand side. For the purpose of satellite navigation, the property postal code is: PE12 7JQ.

Council Tax Banding

A - £1449.88 - South Holland District Council

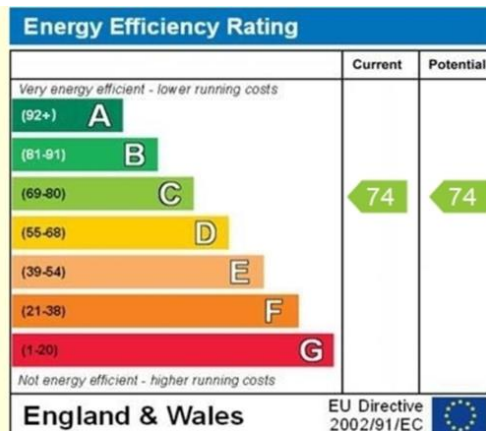
Agents Notes: Property subject to 125-year lease which commenced 01.04.1991. (The flat below holds the freehold, which is also upfor sale, please see separate listing).

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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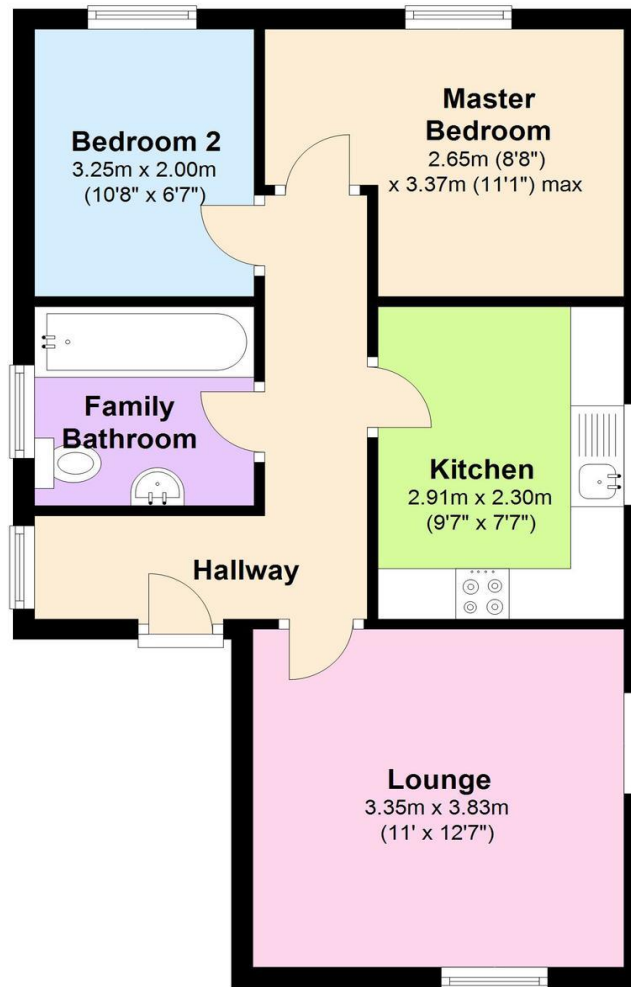
Energy Performance
Certificates (EPC)

RICS Valuations



Ground Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



Total area: approx. 45.8 sq. metres (492.7 sq. feet)

Disclaimer

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

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