



Withington Street, Sutton Bridge £99,995

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

A charming two bedroomed starter home or investment property offering great potential. It features nice-sized living space with a small courtyard garden, perfect for relaxing. Whilst in need of some updating, the possibilities are endless. On-road parking is available, and all local amenities are not far away. Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door, door to:

Lounge/Diner 6.69m (21'11") x 3.42m (11'3")

PVCu double glazed window to front, gas fire with brick-built surround and wooden mantle over, two radiators, TV point, broadband point, central heating thermostat, coving to textured ceiling, stairs to first floor landing.

Hallway

Vinyl floor covering, coving to textured ceiling with smoke detector, door to:

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with hand shower attachment over and folding glass screen, pedestal wash hand basin, close coupled WC, part ceramic tiled walls, shaver point, skylight, radiator, vinyl floor covering, coving to textured ceiling.

Kitchen 2.89m (9'6") x 2.65m (8'8")

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, tiled surround, space for fridge/freezer, automatic washing machine, gas point for cooker, PVCu double glazed window to rear, radiator, tiled flooring, coving to textured ceiling, PVCu double glazed entrance door to garden.

First Floor Landing

Main Bedroom 3.27m (10'9") x 3.08m (10'1")

PVCu double glazed window to front, fitted bedroom suite with a range of wardrobes with hanging rails and shelving, bedside cabinets and drawers, radiator, coving to textured ceiling.

Bedroom 2 3.11m (10'2") x 2.59m (8'6")

PVCu double glazed window to rear, boiler cupboard housing wall mounted gas combination boiler serving heating system and hot water, radiator, coving to textured ceiling.

Outside

The property looks out onto Withington Street where you will find on road parking. The rear of the property is enclosed by wood panel fencing with paving and rear gate for right of way.

Directions

Coming into Sutton Bridge from Long Sutton, turn left onto Withington Street, the property can be found on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 9SU

Council Tax

Band A ~ £ 1,485.93 from April 2025 to March 2026, South Holland district council.

EPC ~ C

Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

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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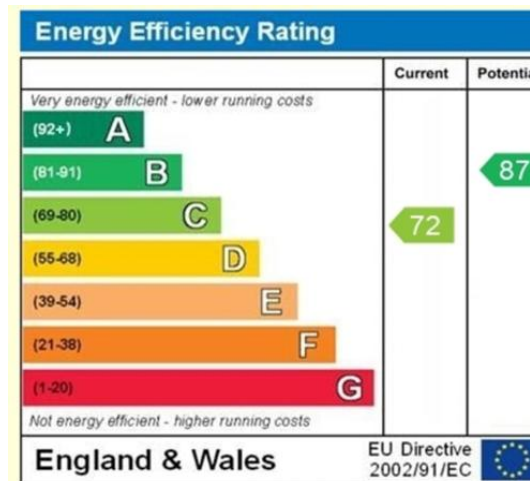
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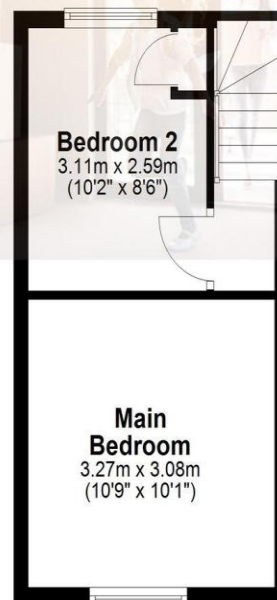
Ground Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



First Floor

Approx. 21.4 sq. metres (230.3 sq. feet)



Total area: approx. 58.7 sq. metres (631.4 sq. feet)



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The advertisement features a warm, golden-hour photograph of a family moving into a new home. In the foreground, a young girl is running happily towards the camera. In the background, a woman and a man are walking towards the camera, each carrying a large cardboard box. To the left of the family, a stack of several cardboard boxes is piled up. The scene is set in a bright, modern interior with large windows in the background, creating a warm and inviting atmosphere.