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Sales & Letting Agents



**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



# The Hollies, Holbeach £164,995

Charming Two-Bedroom Terraced home in prime Holbeach location. Nestled in a quiet cul-de-sac just moments from Holbeach town centre, this delightful two-bedroom terraced property offers a perfect blend of comfort, convenience, and versatility, ideal for first-time buyers or investors. Boasting gas-fired central heating and double glazing throughout, the accommodation briefly comprises:

Storm Porch & Entrance Hall

Spacious Lounge with staircase to the first floor

Kitchen/Diner with ample space for entertaining

Upstairs, you'll find:

Two Generous Double Bedrooms

Refitted Shower Room

Externally, the property features a low-maintenance front garden laid to gravel with a pathway leading to the entrance. The enclosed rear garden is also designed for easy upkeep, with inset shrubs and a timber garden store/workshop equipped with power and lighting—perfect for use as a studio or home office.

Outside:

Low-maintenance gravel front garden

Enclosed rear garden with shrubs

Timber garden store/workshop with power & light (ideal for studio/home office)

Rental Potential: Approx. £800 PCM



Viewing Info:

Contact: Call 01406 424441 to book a viewing - ANYTIME!

## Accommodation Comprises:

Storm Porch

Courtesy lighting, double glazed entrance door to:

#### Entrance Hall

Cove to textured ceiling, dado rail, telephone point, wall mounted central heating thermostat, opening to:

Lounge 5.99m max x 4.44m max (19'8" x 14'7") max

Wall mounted electric fireplace with decorative floating mantle over, wall light points, recessed spotlights to ceiling, mood lighting, TV point, double radiator, staircase to first floor landing, double glazed window to front aspect, PVCu double glazed French doors to rear garden.

Kitchen Diner 4.43m x 2.71m (14'6" x 8'11")

Fitted with a matching range of wall mounted units, display cabinets and floor standing units with worktop space over, polycarbonate one and a quarter bowl sink unit with swan neck mixer tap, tiled splashbacks. Plumbing for washing machine, electric point for cooker with extractor hood over, space for low level fridge and freezer, ceramic tiled flooring, cove to textured ceiling, extractor fan, wall mounted gas fired central heating boiler servicing heating and domestic hot water, wall mounted central heating control panel, double glazed window to front aspect, part glazed double glazed door to rear garden.

#### First Floor Landing

Cove to textured ceiling with smoke detector, double glazed window to front aspect, door to:

Main bedroom 4.45m x 2.72m (14'7" x 8'11")

Cove to textured ceiling, radiator, TV point, double glazed window to front aspect.

Bedroom 2 3.79m x 2.55m (12'5" x 8'4")

Cove to textured ceiling, radiator, double glazed window to rear aspect, door to built in airing cupboard housing hot water tank with linen shelving, door to built in wardrobe with hanging rail and storage shelving.

#### Re-Fitted Shower Room

Re-fitted with a three-piece suite comprising: Walk in shower cabinet with rainfall shower, body jets and hand shower attachment, mood lighting, Bluetooth connectivity, vanity wash hand basin with mixer taps, close coupled dual flush WC, wall mounted towel radiator, opaque double-glazed window to rear aspect.

#### Outside:

Allocated off road parking is found to the front of the property with low maintenance garden area with pathway leading to main entrance with storm porch and courtesy lighting. The rear garden is totally enclosed with wooden panel fencing and of low maintenance being laid to gravel with inset shrubs. Timber construction garden store/workshop (studio or workspace) with power and lighting connected, outside water tap.

#### Directions:

Leave our Church Street office and head over the lights far right onto Park Road, take the right turn onto Park Lane and continue onto The Hollies. Proceed to the end of the road bearing right into the Cul De Sac where the property can be located straight ahead of you. The property postcode is: PE12 7JQ.

Council Tax ~ A - £1, 496.77 (South Holland District Council)

EPC ~ D

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.**

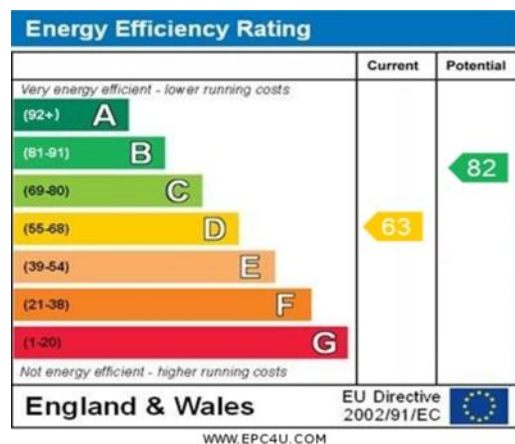
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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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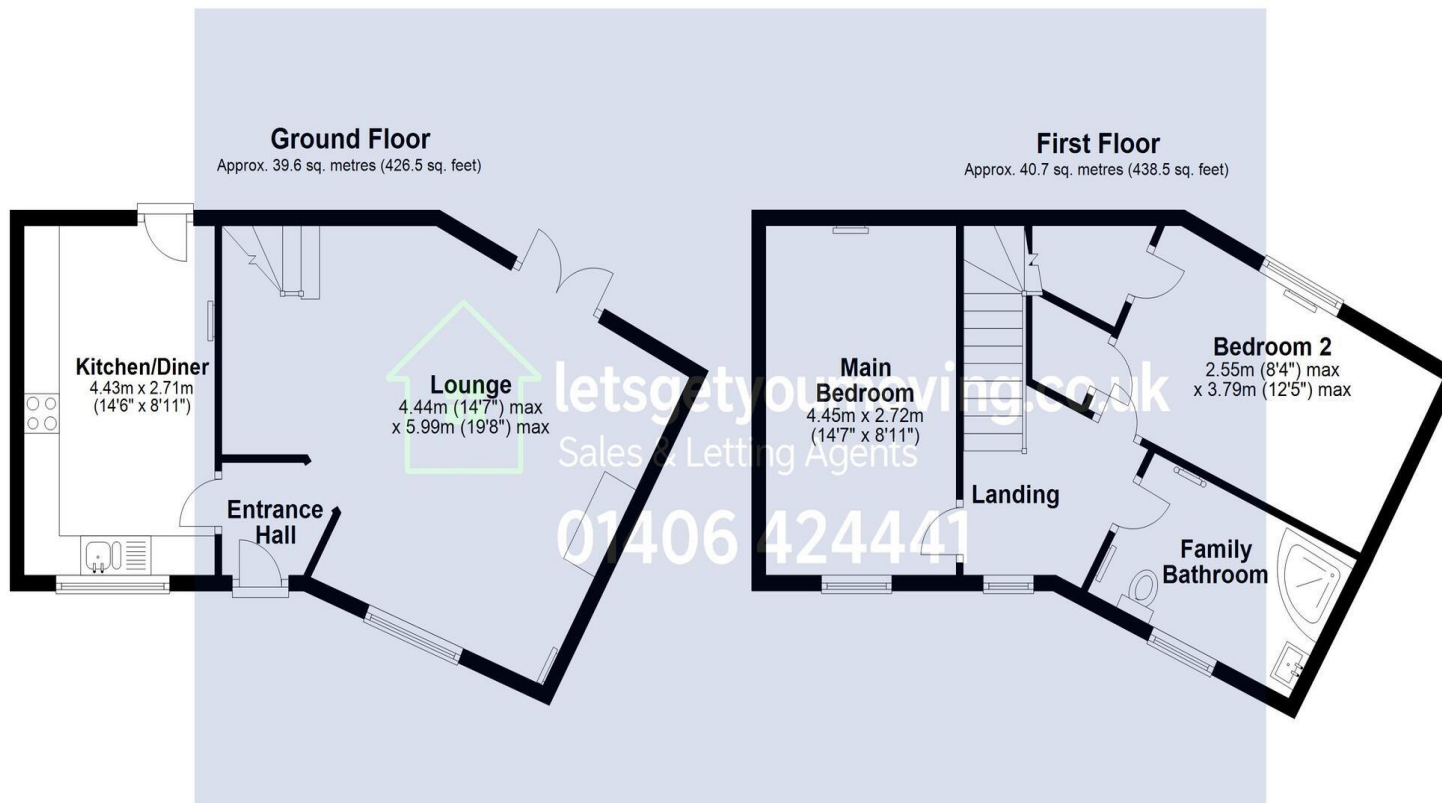
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Total area: approx. 80.4 sq. metres (865.1 sq. feet)

## Disclaimer

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

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