

Pearl Court, Holbeach Spalding PE12 7LS

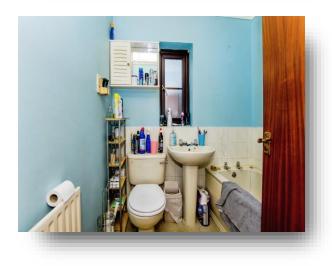


## welcome to

## Pearl Court, Holbeach Spalding

One double bedroom semi-detached bungalow, CLOSE TO A RANGE OF AMENITIES IN HOLBEACH. Lounge & kitchen. FAMILY BATHROOM WITH THREE PIECE SUITE. Allocated parking located to the rear of the property. AVAILABLE WITH NO CHAIN & AN IDEAL BUY TO LET INVESTMENT













#### Entrance Hall

having loft access.

Lounge 11' 6" x 14' 3" ( 3.51m x 4.34m ) having UPVC sliding door to garden.

#### Kitchen

9' 8" x 6' 9" ( 2.95m x 2.06m ) having units at wall and base level, single bowl stainless steel sink. Space for electric oven, fridge/freezer and washing machine.

#### Bedroom 1

11' 7" x 10' 9" ( 3.53m x 3.28m ) Bathroom 5' 9" x 6' 5" ( 1.75m x 1.96m ) having bath, low level WC and wash hand basin. Extractor and shaving point.





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## Pearl Court, Holbeach Spalding

- ONE BEDROOM SEMI-DETACHED BUNGALOW
- LOUNGE & KITCHEN
- FAMILY BATHROOM WITH THREE PIECE SUITE
- ALLOCATED PARKING
- AVAILABLE WITH NO CHAIN

Tenure: Freehold EPC Rating: E

# £120,000





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Property Ref: LST106965 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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## william h brown



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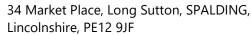
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Please note the marker reflects the

postcode not the actual property

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