



Albert Street, Holbeach Spalding PE12 7DN

welcome to

Albert Street, Holbeach Spalding

Spacious three bedroom semi-detached property, WALKING DISTANCE TO RANGE OF AMENITIES. Two Reception rooms, kitchen & utility. LARGE FAMILY BATHROOM WITH FOUR PIECE SUITE. Enclosed low maintenance courtyard style garden & on street parking to the front. POSSIBLE USE AS HMO WITH APPROPRIATE CONSENTS



Entrance Hall

having stairs to first floor and laminate flooring

Lounge

12' 9" x 15' 4" (3.89m x 4.67m)

Bay window to front and feature fireplace with open fire

Dining Room

10' 11" x 14' 1" (3.33m x 4.29m)

feature brick fireplace

Kitchen

14' 5" x 10' 8" (4.39m x 3.25m)

having a range of wall and base units, work surfaces and single bowl stainless sink. Integrated double range oven with five ring gas hob and extractor. Space for washing machine and fridge freezer, tiled floor, wall mounted gas boiler and door to:

Utility Room

9' 10" x 10' 8" (3.00m x 3.25m)

space and plumbing for washing machine and French doors to garden. Possibility for conversion to a downstairs bathroom

Landing

Bedroom 1

12' 9" x 10' 5" (3.89m x 3.17m)

Bedroom 2

12' 9" x 10' 5" (3.89m x 3.17m)

Bedroom 3

14' 4" x 10' 6" (4.37m x 3.20m)

Bathroom

7' 7" x 14' 7" (2.31m x 4.45m)

comprising four piece suite of high cistern WC, 'his and hers' sinks, bath and walk-in double shower cubicle with dual head shower. Extractor and built-in airing cupboard with shelving

Outside

the rear garden can be accessed via a side gate and is fully enclosed by timber fencing. Low maintenance in its entirety, the garden is laid to a combination of concrete and gravel with a small raised patio



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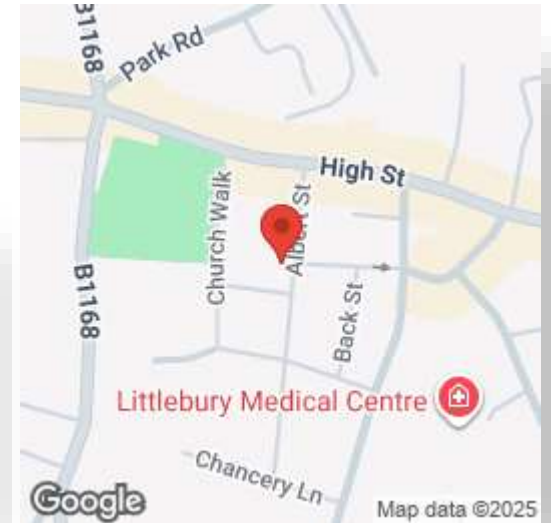
welcome to

Albert Street, Holbeach Spalding

- SUBSTANTIAL THREE BEDROOM SEMI-DETACHED PROPERTY NEEDING MODERNISATION
- TWO RECEPTION ROOMS, KITCHEN & UTILITY TO REAR
- LARGE FAMILY BATHROOM UPSTAIRS WITH FOUR PIECE SUITE
- IDEAL INVESTMENT WITH POSSIBLE USE AS HMO WITH THE RIGHT CONSENTS
- AVAILABLE WITH NO CHAIN

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107250 - 0002

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