



**The Hollies, Holbeach Spalding PE12 7JQ**

**welcome to**

## **The Hollies, Holbeach Spalding**

IDEAL INVESTMENT OR FIRST TIME BUYER PROPERTY. This two bedroom terrace house is ideally located with close proximity of both primary and secondary schools. With a light lounge having french doors leading to the rear garden and a kitchen diner. Call the team to view.



**Lounge**

13' 11" x 12' 11" ( 4.24m x 3.94m )

having stairs to first floor. French doors to the rear garden.

**Kitchen/Diner**

13' 11" x 8' 4" ( 4.24m x 2.54m )

having range of units at wall and base level,  
Worktops with inset stainless steel sink. Space for  
free standing cooker, fridge freezer, tumble dryer  
and washing machine. Wall mounted boiler.

**Landing**

having storage cupboard.

**Bedroom 1**

13' 11" x 9' 5" ( 4.24m x 2.87m )

having loft hatch.

**Bedroom 2**

7' 11" x 7' 10" ( 2.41m x 2.39m )

**Bathroom**

having bath, low level WC and wash hand basin.

Partly tiled walls.

**Outside**

the property sits back behind a driveway offering off road parking. Side access leads to the rear garden which is laid to astro turf and a patio area.



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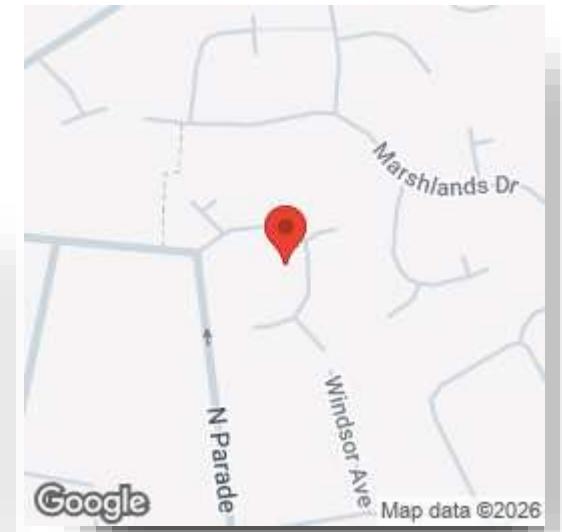
## The Hollies, Holbeach Spalding

- END TERRACE HOUSE IN TOWN CENTRE LOCATION
- LOUNGE WITH FRENCH DOORS TO GARDEN
- TWO BEDROOMS
- KITCHEN/DINER
- OFF ROAD PARKING & REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£145,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
LST107398 - 0002

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