



Cross Street, Holbeach Spalding PE12 7DW

welcome to

Cross Street, Holbeach Spalding

VIEWING ESSENTIAL IN ORDER TO APPRECIATE THE ACCOMODATION OFFERED - DON'T MISS OUT! THREE BEDROOM SEMI-DETACHED HOUSE SITUATED WITHIN THE MARKET TOWN OF HOLBEACH.



Entrance Hall

Double glazed window to the front aspect leads into the property.

Staircase leading to the first floor accomodation
Access to: Lounge / Diner

Lounge

Feature fireplace, carpeted flooring, radiator.

Double glazed window to the front aspect.
Double glazed patio doors to the rear aspect.

Dining Room

Carpeted flooring, radiator and spotlights.

Double glazed window to the front aspect.

Kitchen

Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drainer, electric oven with gas hob and extractor fan over, space for washing machine and fridge/freezer, tiled flooring.

Double glazed window to the side aspect.
Door to the side aspect.
Door leading to: Study
Opening into: Dining Room

Landing

Carpeted flooring

Double glazed window to the rear aspect.

Bedroom One

Carpeted flooring and radiator

Double glazed window to the front aspect.

Bedroom Two

Carpeted flooring, radiator

Double glazed window to the front aspect.

Bedroom Three

Fitted wardrobe and carpeted flooring

Double glazed window to the rear aspect.

Bathroom

Three piece suite comprising of a bath with shower cubicle, wash hand basin and WC. Partly tiled

Double glazed window to the rear aspect.

Exterior

Off-road parking to the side aspect, gated access to the rear aspect.

Rear Garden:

Enclosed laid to lawn garden comprising of a patio seating area.



view this property online williamhbrown.co.uk/Property/SDG110923



welcome to

Cross Street, Holbeach Spalding

- THREE BEDROOM SEMI-DETACHED HOUSE
- WELL-PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- ENCLOSED REAR GARDEN
- OFF-ROAD PARKING

Tenure: Freehold EPC Rating: C

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG110923



Property Ref:
SDG110923 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk