



## **9 Willders Garth, Holbeach, PE12 7RA**

**£185,000**

Welcome to Willders Garth, located in the charming market town of Holbeach. This lovely property is perfect for first-time buyers, ready for you to move in and make it your own. Featuring off-road parking and a delightful conservatory at the rear, it offers an ideal opportunity to set down roots in this vibrant community. Don't miss out—book your viewing today!

### Entrance Hallway



Upvc door with glazed side panels to front aspect. Radiator. Stairs to first floor landing. Understairs storage cupboard with a coat rack and ideal for household storage. Tiled flooring.

### Living Room 14'4" x 12'0" (4.38 x 3.67)



Upvc window to front aspect. Wood effect laminate flooring. Radiator. Electric fire with surround. Television point.

### Kitchen Breakfast 11'2" x 10'10" (3.41 x 3.32)



Upvc window to rear aspect. Tiled flooring. Wall and base units with worksurface over. Composite sink with drainer and mixer tap over. Electric oven and hob with extractor over. Part tiled walls. Space for 2 undercounter appliances.

### Rear Lobby

Door to utility room, cloakroom and conservatory.

### Utility Room 5'3" x 6'8" (1.62 x 2.04)



Upvc window to side aspect. Worksurface with space and plumbing beneath for a washing machine and tumble dryer. Tiled flooring. Boiler.

**Cloakroom**



Upvc window to side aspect. Tiled flooring. Wash hand basin. Toilet. Radiator.

**Conservatory 8'10" x 14'3" (2.71 x 4.35)**



Upvc and brick constructed conservatory. French doors to side aspect. Tiled flooring. Television point.

**First Floor Landing**



Airing cupboard. Loft access.

**Bedroom One 11'2" x 12'11" (3.41 x 3.96)**



Upvc window to rear elevation. Radiator. Laminate flooring.

**Bedroom Two 14'4" x 9'10" (4.39 x 3.01)**

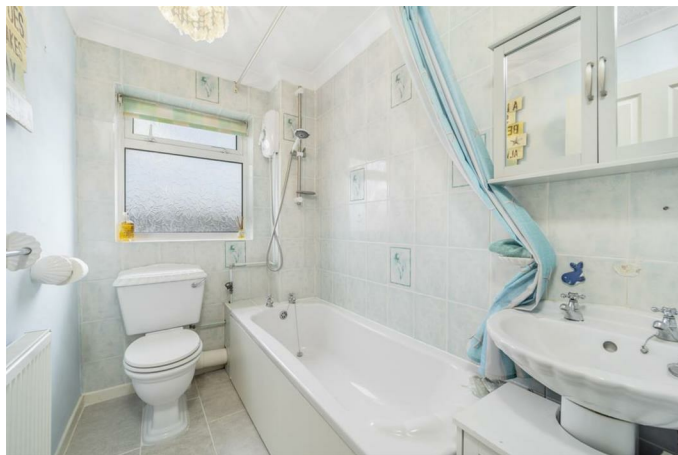


Upvc window to front elevation. Radiator. Carpeted.

**Bedroom Three 9'8" x 8'0" (2.97 x 2.45)**



Upvc window to front elevation. Carpeted. Radiator.

**Bathroom 7'11" x 4'11" (2.42 x 1.51 )**

Upvc window to rear elevation. Tiled flooring. Bath with shower over. Wash hand basin. Toilet. Tiled walls. Radiator. Extractor fan.

**Front Garden**

The property features two sectional gravelled areas with off-road parking, complemented by a pathway leading to the side gate, which provides access to both the rear garden and the front door.

**Rear Garden**

The fully enclosed rear garden, framed by timber fencing, boasts a landscaped, low-maintenance design with a slabbed area ideal for seating and entertaining, complemented by shrubbery borders.

**Property Postcode**

For location purposes the postcode of this property is: PE12 7RA

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Verified Material Information**

Tenure: Freehold

Council tax band: A

Annual charge: No

Property construction: Brick

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: None

Water supply: Anglian Water

Sewerage: Mains Drainage

Heating: Gas Central Heating

Heating features: None

Broadband: As stated by Ofcom, Standard, Superfast and Ultra fast is available.

Mobile coverage: As stated by Ofcom,

Provider - Voice - Data

EE - Limited - Limited

Three - Limited - Limited

O2 - Likely - Limited

Vodafone - Limited - Limited

Parking: Driveway

Building safety issues: No

Restrictions: None

Public right of way: None

Flood risk: Yes

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: Please refer to SHDC planning portal

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D

**Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

**Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering

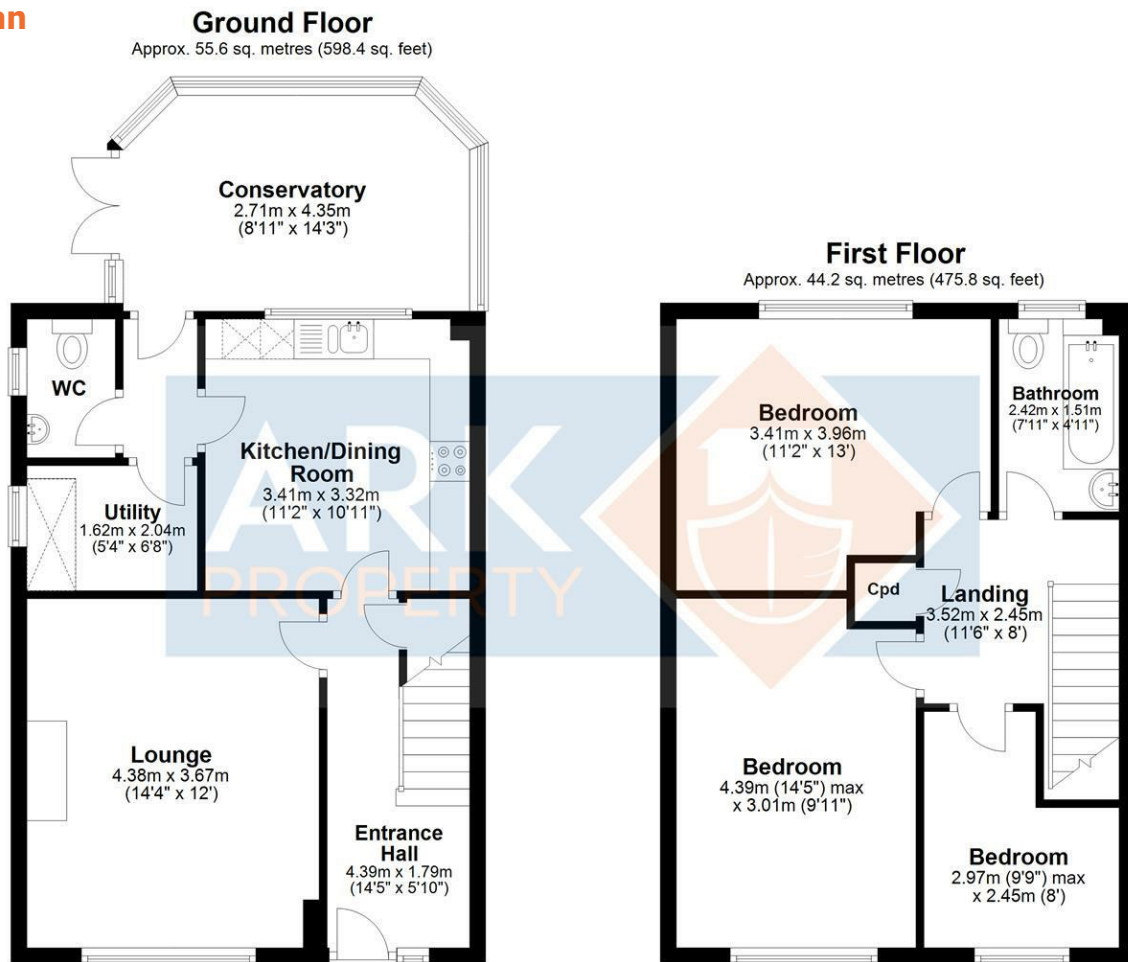
Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

**Disclaimer**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan

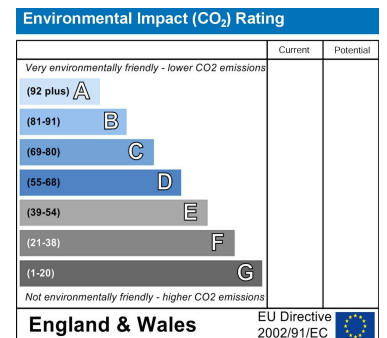
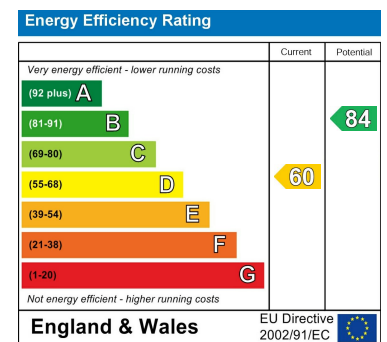


Total area: approx. 99.8 sq. metres (1074.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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