



16 St. Johns Street, Holbeach, PE12 7AB

£140,000

Charming 3-Bedroom Home Near Holbeach Town Centre

Discover this delightful 3-bedroom character property, conveniently located near Holbeach Town Centre. This home offers spacious living areas with a near maintenance free courtyard garden. Enjoy a perfect blend of classic charm and modern living. This property in the agents opinion would make an excellent first time buy, downsize or investment.

Dining room 12'7" x 10'6" (3.86m x 3.21m)



PVCu double glazed entrance door and windows, stairs to first floor landing, built in meter cupboard. Arched opening to kitchen and door to lounge.



Lounge 18'10" x 10'7" (5.76m x 3.24m)



PVCu double glazed entrance door and windows, skimmed ceiling, radiator.

Kitchen 7'2" x 16'0" (2.19m x 4.88m)



PVCu double glazed window to rear, skimmed ceiling, vinyl flooring. Fitted with a matching range of base and eye level units, roll edge work surface with metro tiled splashback, four ring gas hob with electric oven and grill under and extractor hood over. 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap over, space and plumbing for washing machine.



Bedroom One 10'3" x 14'9" (3.13m x 4.51m)



PVCu double glazed window to front, skimmed ceiling, radiator, built in boiler cupboard with wall mounted mains gas central heating boiler.

Bedroom Three 5'10" x 7'3" (1.79m x 2.22m)



PVCu double glazed window to rear, skimmed ceiling, radiator.



Bedroom Two 7'0" x 11'6" (2.15m x 3.53m)

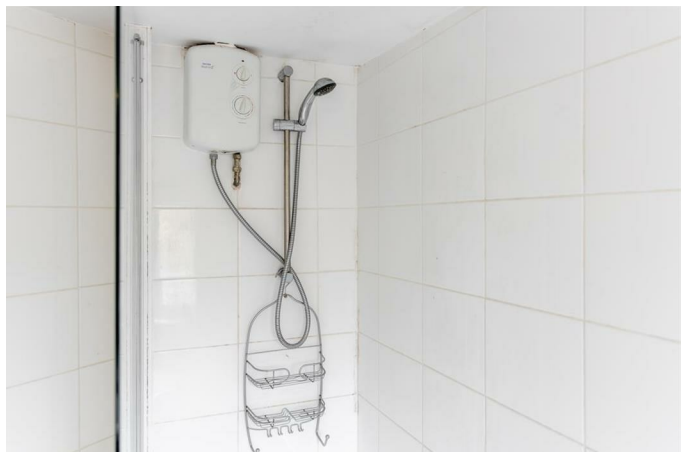


PVCu double glazed window to front, skimmed ceiling, radiator.

Bathroom 6'4" x 10'0" (1.95m x 3.06m)



PVCu double glazed window to rear, skimmed ceiling, vinyl flooring, tiled walls. Fitted with a three piece suite comprising panel bath with chrome taps and shower over, close coupled toilet and wash hand basin set in vanity unit.



Outside



There is a timber side gate leading to the courtyard enclosed by brick wall and timber fence, There is space for patio seating and a timber storage shed.



Additional Information

PLEASE NOTE:

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

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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.

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.

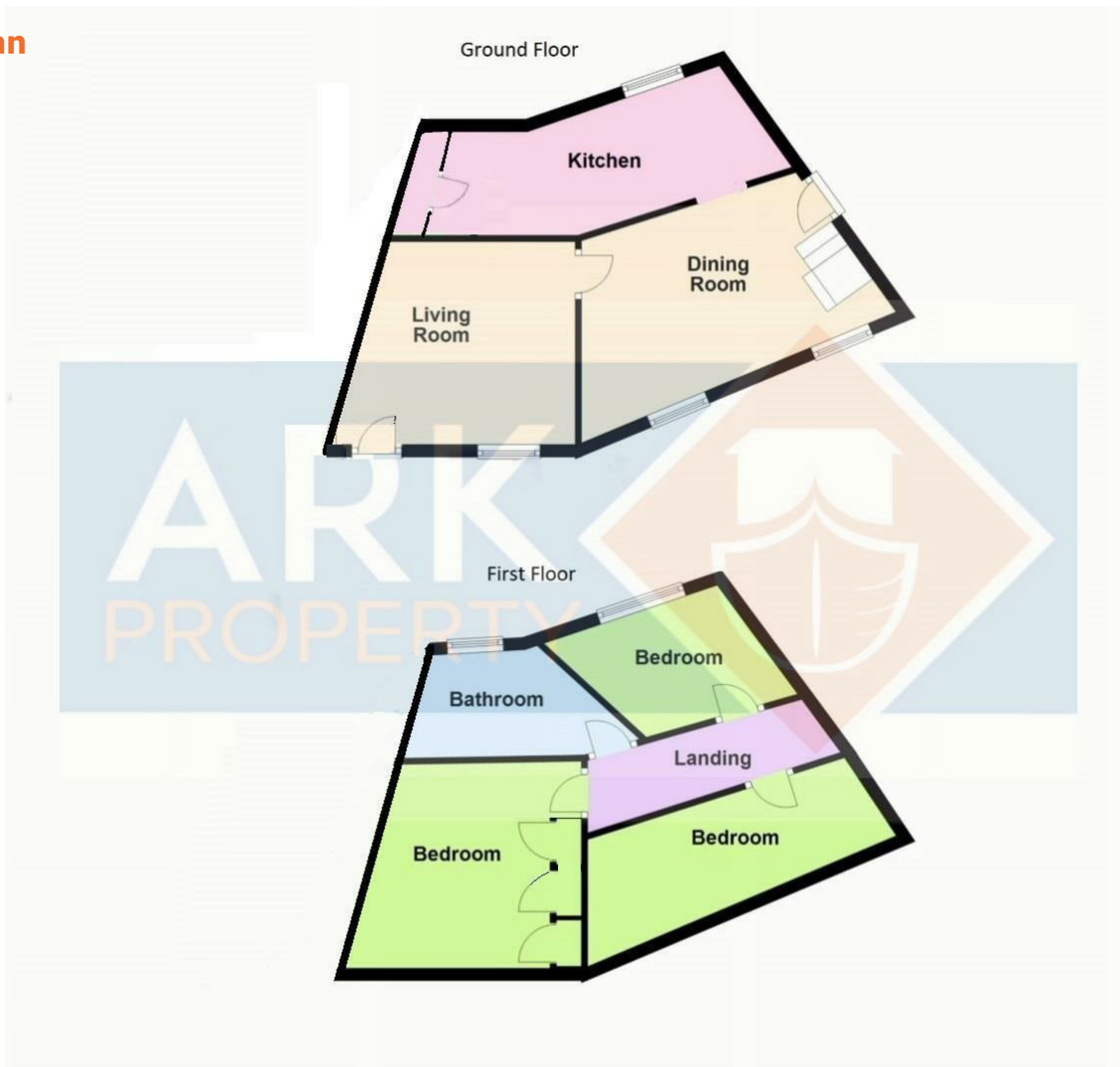
Property Postcode

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

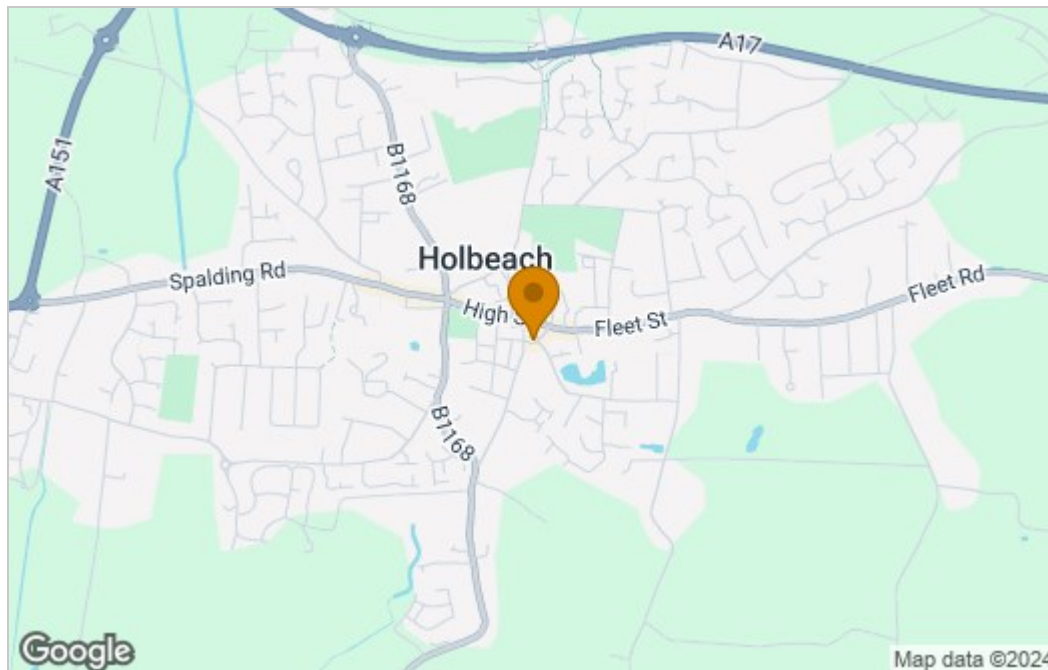
Viewing Arrangements

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.

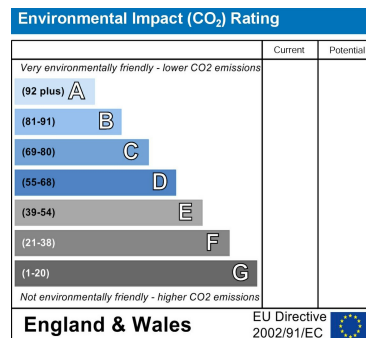
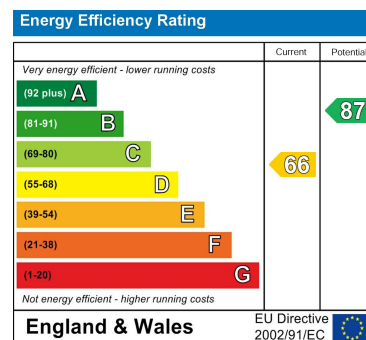
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

