



46 The Hollies, Holbeach, PE12 7JQ

£170,000

- Price to sell!
- Well presented throughout
- Newly fitted boiler
- Ample off road parking
- Low maintenance rear garden

- Great size kitchen diner
- Wet room
- Conservatory off lounge

Looking for a charming bungalow at an affordable price? This delightful home has been lovingly maintained, featuring new windows, a new boiler, and immaculate condition throughout—perfect for moving straight in without any hassle. Conveniently located within easy reach of the town, it's an ideal choice for downsizing. Don't miss out—book your viewing today!

Entrance Hall

UPVC entrance door to front. Tiled floor. Radiator. Loft access. Airing cupboard.

Lounge



Wooden doors to rear. Radiator. Carpeted.

Conservatory



Fully UPVC. UPVC door to rear. Radiator. Tiled flooring.

Kitchen



UPVC window to front. Matching base and eye level units with work tops over. Integrated oven.

Stainless steel sink with drainer and mixer tap. Gas central heating boiler. Space and plumbing for washing machine. Space for fridge/freezer. Radiator. Herringbone flooring.

Bedroom 1



UPVC window to rear. Radiator. Herringbone flooring. Built in sliding mirrored door wardrobes.

Bedroom 2



UPVC window to front. Radiator. Herringbone flooring.

Bathroom



UPVC window to side. Level access shower with electric shower attachment. Wash hand basin. WC. Extractor fan. Radiator. Vinyl floor covering.

Outside



Front:

Rear: Enclosed by timber fencing and brick walling. Laid to lawn. Patio area. Timber shed.

Property Postcode

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

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 Built

Electricity supply: Octopus

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

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

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D66

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.

Ark Property Centre

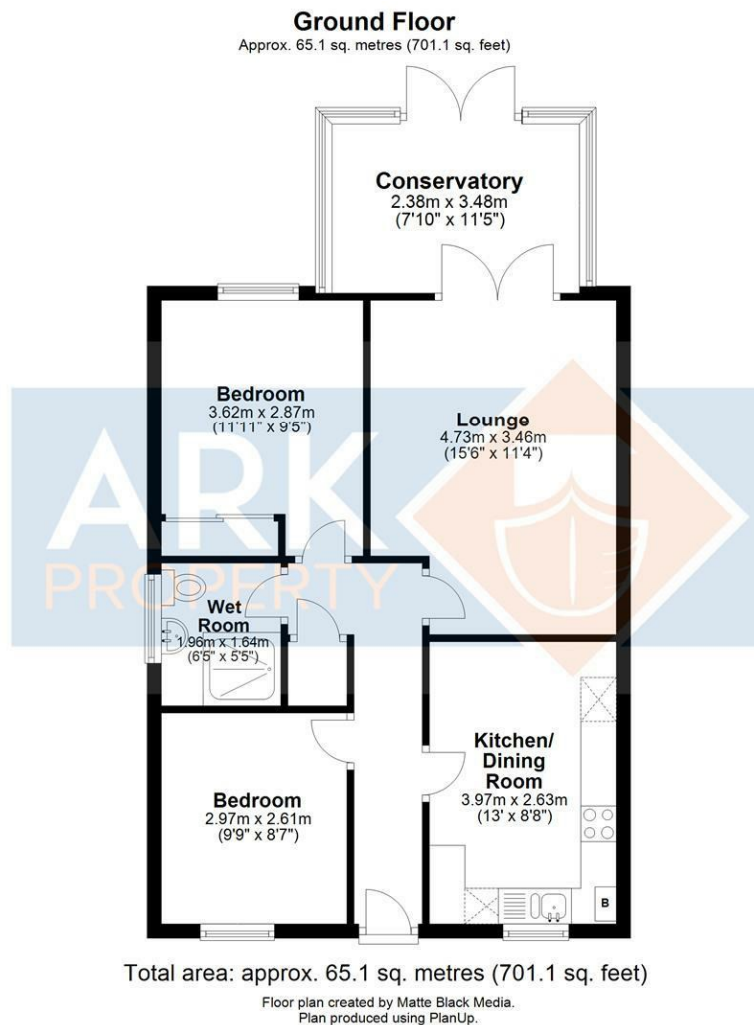
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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.

Floor Plan



Area Map



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Energy Efficiency Graph

