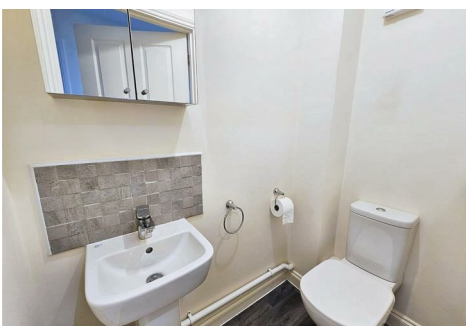




## **9 Spire View, Holbeach, PE12 7FA**

**£190,000**

Nestled in the heart of Holbeach, this charming and modern home is an ideal opportunity for first time buyers. With its contemporary interior and prime location close to town, this nearly new property offers convenience and style in equal measure. Ready to move into immediately, it promises a seamless transition into home ownership. Don't miss out on this gem. Call us today to arrange a viewing!

### Entrance Hall

Composite entrance door to front aspect. Carpeted. Radiator. Stairs to first floor landing.

### Cloakroom

Toilet. Wash hand basin. Vinyl flooring.

### Kitchen 12'9" x 7'11" (3.89 x 2.42)

Upvc window to front aspect. Base and wall units with work surface over. Sink with drainer and mixer tap over. Integrated oven with gas hob above and stainless steel extractor over. Integrated dishwasher. Integrated fridge freezer. Space and plumbing for washing machine. Radiator. Spotlighting.

### Lounge Diner 12'10" x 15'2" (3.92 x 4.64)

Upvc window to rear aspect. Upvc patio doors opening to rear garden. Carpeted. Radiator.

### First Floor Landing

Loft access. Radiator. Carpeted.

### Bedroom One 8'10" x 8'1" (2.70 x 2.47)

Upvc window to front elevation. Radiator. Carpeted.

### En-Suite

Upvc window to front elevation. Vinyl flooring. Part tiled walls. Wash hand basin. Toilet. Corner shower cubicle with shower over.

### Bedroom Two 9'11" x 6'9" (3.03 x 2.08)

Upvc window to rear elevation. Carpeted. Radiator.

### Bedroom Three 9'10" x 9'1" (3.01 x 2.78)

Upvc window to rear elevation. Carpeted. Radiator.

### Bathroom 6'9" x 5'3" (2.06 x 1.62)

Upvc window to side elevation. Bath. Toilet. Wash hand basin. Vinyl flooring. Part tiled walls.

### Front Garden



A low maintenance front garden with a small patch of lawn and off-road parking on the side.

### Rear Garden



A fully enclosed rear garden, primarily featuring a lawn, with a paved area perfect for seating and entertaining.

### Additional Information

PLEASE NOTE:

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

### Property Postcode

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

### Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge:

Property construction: Brick

Electricity supply: E.ON Next Energy Limited

Solar Panels: None

Other electricity sources: None

Water supply: Anglian Water

Sewerage: Mains Drainage

Heating: Gas

Heating features: None

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

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

As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone are all Likely over Voice and Data.

Parking: Driveway

Building safety issues: None

Restrictions: None

Public right of way: None

Flood risk: Low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: Please refer to SHDC planning portal for all relevation planning applications in the area.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B

### 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

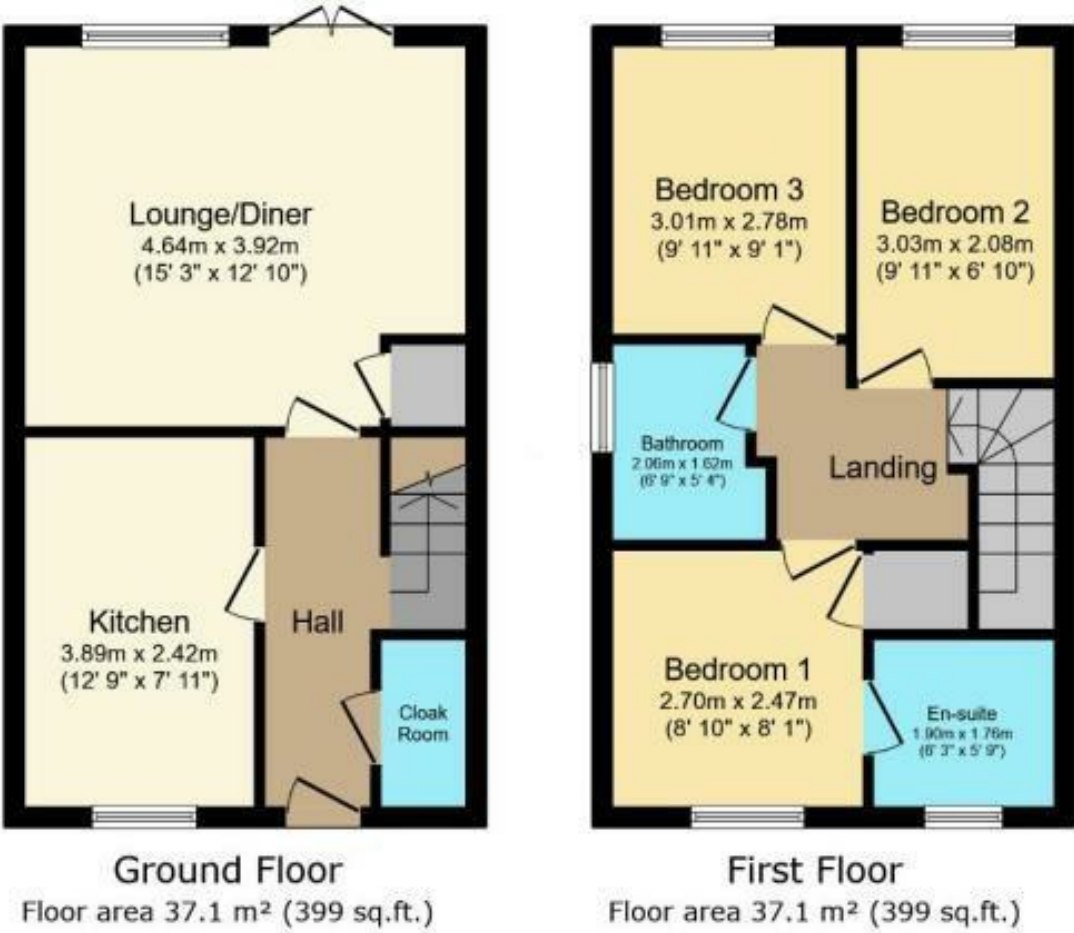
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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.

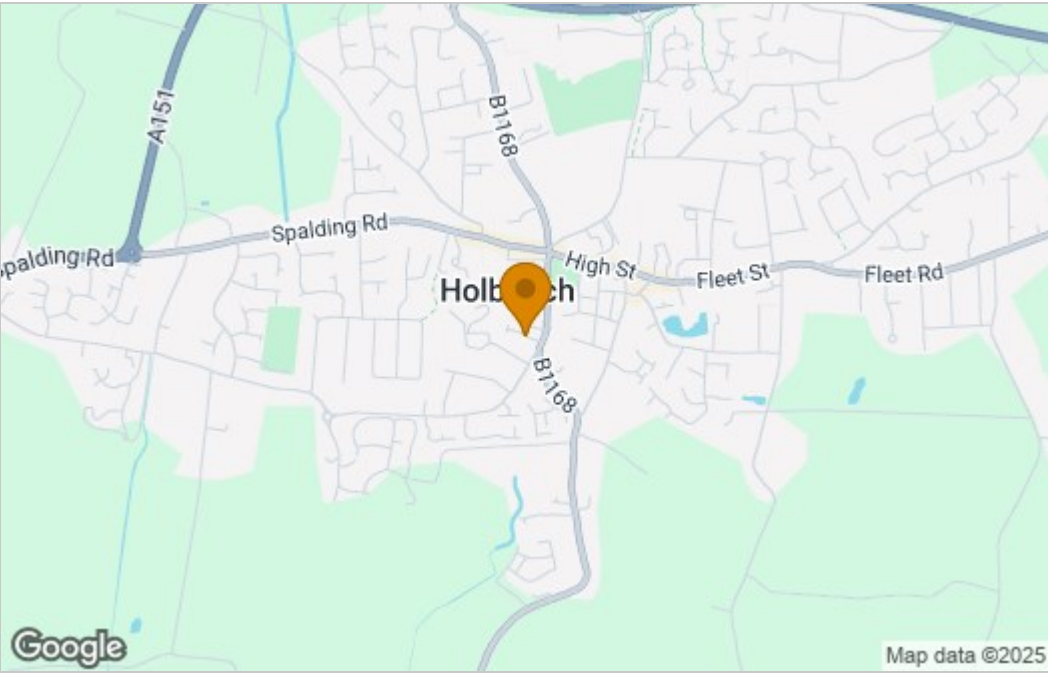
Floor Plan



TOTAL: 74.1 m<sup>2</sup> (798 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



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Energy Efficiency Graph

