



**Holbeach Road, Spalding PE11 2HQ**

**welcome to**

**Holbeach Road, Spalding**

Two bedroom semi-detached property, AVAILABLE WITH NO CHAIN & WALKING DISTANCE TO TOWN. Lounge & kitchen. FAMILY BATHROOM & DOWNSTAIRS WC. Off road parking to the front & enclosed low maintenance rear garden. IDEAL FOR FIRST TIME BUYERS & INVESTORS ALIKE



## **Lounge**

9' 10" x 14' 9" ( 3.00m x 4.50m )

Door to:

## **Kitchen**

7' 1" x 14' 10" ( 2.16m x 4.52m )

Having a range of wall and base units, work surfaces and a one and a half bowl stainless steel sink.

Integrated electric oven and four ring induction hob.

Space for washing machine and fridge freezer. Door to rear garden

## **Wc**

5' 11" x 2' 8" ( 1.80m x 0.81m )

Comprising two piece suite of WC and pedestal sink

## **Landing**

### **Bedroom 1**

10' x 10' 6" ( 3.05m x 3.20m )

### **Bedroom 2**

7' x 11' 8" ( 2.13m x 3.56m )

### **Bathroom**

6' 5" x 7' ( 1.96m x 2.13m )

Comprising three piece of WC, pedestal sink and bath with thermostatic shower. Extractor, heated towel rail and shaving point

## **Outside**

To the front of the property there is off road parking for one car. The rear garden is fully enclosed by timber fencing and low maintenance in its entirety, being laid to paving



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welcome to

## Holbeach Road, Spalding

- MODERN TWO BEDROOM SEMI-DETACHED PROPERTY WITH NO CHAIN
- LOUNGE & KITCHEN
- FAMILY BATHROOM & DOWNSTAIRS WC
- OFF ROAD PARKING TO FRONT
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: A

**£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG113312 - 0002

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