

Fleet Road, Holbeach Spalding PE12 8LA

welcome to

Fleet Road, Holbeach Spalding

BEING SOLD WITH NO CHAIN. This semi detached house is in need of full renovation. With spacious accommodation including lounge and separate dining room. Situated in the village of fleet.













Porch Lounge

11' 5" x 12' 4" (3.48m x 3.76m) having fireplace with inset fire (not tested).

Dining Room

11' 11" x 10' 6" (3.63m x 3.20m)

Kitchen

16' 8" x 6' 9" (5.08m x 2.06m)

having range of units at wall and base level, worktops with inset sink. Eye level oven (not tested).

Bedroom 1

12' 4" x 10' 5" (3.76m x 3.17m)

Bedroom 2

11' 11" x 11' 3" (3.63m x 3.43m)

Bedroom 3

7' 11" x 6' 11" (2.41m x 2.11m)

Bathroom

having bath, low level WC and wash hand basin.

Outside

the property sits back behind a good sized lawn with a rear garden laid to lawn with outbuilding.

Agents Note

the property is being sold as seen.





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Fleet Road, Holbeach Spalding

- SEMI DETACHED HOUSE IN NEED OF FULL RENOVATION
- LOUNGE & DINING ROOM
- THREE BEDROOMS
- FRONT AND REAR GARDEN
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

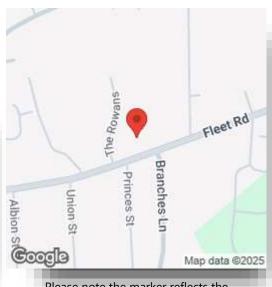
Council Tax Band: B

£125,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107320



Property Ref: LST107320 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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