



Albert Walk, Holbeach £164,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66

This charming three-bedroom semi-detached period house is located right in the heart of Holbeach's town centre. The property features convenient on-road parking and a delightful courtyard-enclosed rear garden. On the ground floor, you'll find a welcoming porch, an entrance hall, a lounge that opens into the dining room, a well-equipped kitchen, and a rear porch. The first floor has three bedrooms and a family bathroom. This home combines character and convenience, making it a fantastic choice for anyone looking to enjoy a town centre location.

Call us ANYTIME to book your viewing – 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door to:

Porch

Ceramic tiled flooring, coving to textured ceiling, half ceramic tiled walls, door to:

Entrance Hall

Coving to textured ceiling with smoke detector, radiator, stairs to first floor landing, door to:

Lounge 5.33m (17'6") x 3.61m (11'10")

PVCu double glazed window to front, coal effect gas fire with brick-built surround, radiator, TV point, coving to textured ceiling, archway to:

Dining Room 5.33m (17'6") x 3.25m (10'8")

Radiator, coving to textured ceiling, PVCu double glazed French doors to garden, walk in under stair storage cupboard.

Kitchen 3.64m (11'11") x 2.85m (9'4")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer, mixer tap, tiled surround, plumbing for automatic washing machine and dishwasher, space for fridge and freezer, electric point for cooker with extractor hood, PVCu double glazed window to side, radiator, ceramic tiled flooring, coving to textured ceiling, door to:

Rear Porch

Circular single glazed window to rear, vinyl floor covering, door to enclosed garden area.

First Floor Landing

Wardrobe with hanging rail and shelving, coving to textured ceiling, access to insulated loft space, door to:

Main Bedroom 3.62m (11'11") x 3.33m (10'11")

PVCu double glazed window to rear, fitted wardrobes with hanging rails and shelving, radiator, broadband point, coving to textured ceiling.

Bedroom 2 3.63m (11'11") x 3.00m (9'10")

PVCu double glazed window to front, double wardrobes with hanging rails and shelving, boiler cupboard, housing gas combination boiler serving heating system and hot water, radiator, coving to textured ceiling.

Bedroom 3 2.68m (8'10") x 2.41m (7'11")

PVCu double glazed window to front, coving to textured ceiling.

Family Bathroom

A spacious bathroom fitted with a four-piece suite comprising deep panelled bath, vanity wash hand basin, tiled shower cubicle with fitted electric shower and glass door, close coupled W.C. half ceramic tiled walls, electric fan heater, extractor fan, PVCu opaque double glazed window to rear, radiator.

Outside

The front of the property is enclosed with a low-level wall complete with flowers and shrubs, a side gate leading to the enclosed rear garden gives a homely courtyard feel. Low maintenance paving, decked area, summerhouse, greenhouse, raised flower bed, outside tap, outside lighting.

Directions

Leave our Church Street office and turn right at the traffic lights onto High Street, take the 2nd right onto Albert Street, take your second right onto Albert Walk where the property can be located on the right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7DP.

Council Tax

Band B £ TBA from April 2025 to March 2026, South Holland District Council.

EPC - E

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may, however, be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.


For further information see the Consumer Protection from Unfair Trading Regulations 2008.

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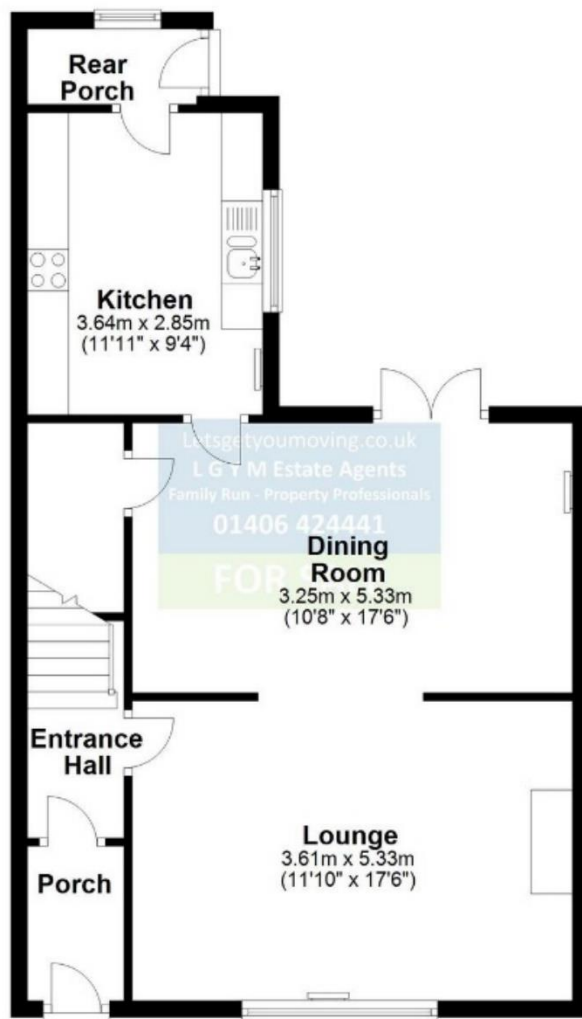




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

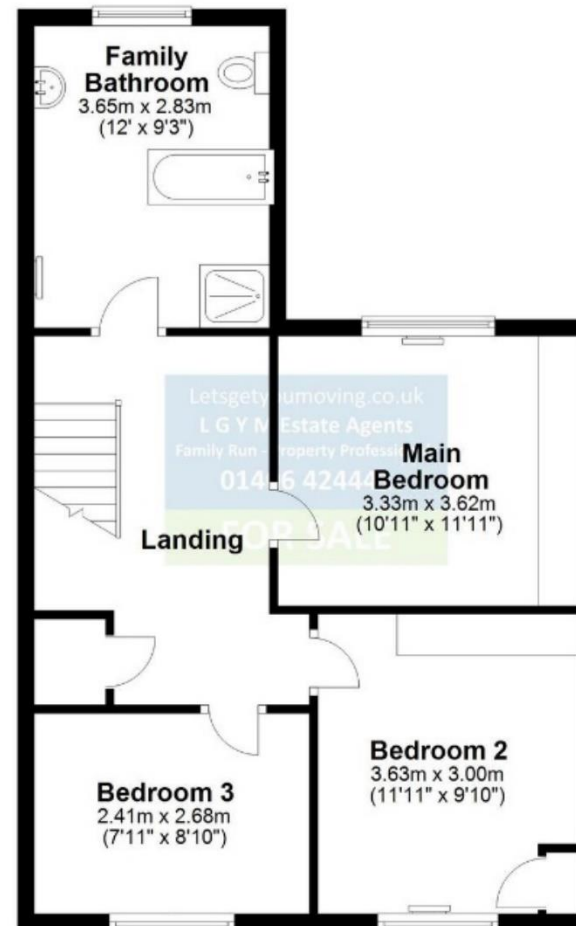
Ground Floor

Approx. 62.1 sq. metres (668.0 sq. feet)



First Floor

Approx. 53.0 sq. metres (570.9 sq. feet)



Total area: approx. 115.1 sq. metres (1238.9 sq. feet)

Floor plans are for a guide only and should not be scaled.
Plan produced using PlanUp.

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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The advertisement features a warm, golden-hour photograph of a family moving into a new home. In the foreground, a young girl is running happily towards the camera. To her left, several large cardboard boxes are stacked. In the background, a woman and a man are walking towards the camera, each carrying a cardboard box. They are standing in a doorway, looking out onto a bright, sunny day. The overall atmosphere is one of excitement and a fresh start.