



5 Cavell Way, Holbeach, PE12 8PN

£205,000

- Three well-proportioned bedrooms and a modern four-piece family bathroom
- Spacious kitchen/dining room and a separate lounge
- Ground floor cloakroom and welcoming entrance hall
- Modern condition throughout – ready to move into
- Front and rear gardens, ideal for outdoor enjoyment
- Off-road parking for two vehicles
- South facing rear garden

Modern Three Bedroom End of Terrace Home in Fleet.

Situated within easy reach of Holbeach and Long Sutton, this well-presented end of terrace property offers modern living in a convenient location. The ground floor features an entrance hall with cloakroom, a spacious kitchen/dining room, and a comfortable lounge. Upstairs comprises three bedrooms and a contemporary four-piece family bathroom. Outside, the home benefits from a south facing rear gardens and off-road parking for two vehicles. Ideal for families or first-time buyers seeking a stylish and practical home.

Entrance Hall

Composite glazed door to front. Skimmed ceiling. Radiator. Stairs to first floor landing. Door to kitchen dining room.

Cloakroom



Skimmed ceiling. Radiator. Fitted close coupled toilet and wall mounted wash hand basin with chrome mixer tap and tiled splashback.

Kitchen Dining Room 16'10" x 8'5" max (5.14m x 2.58m max)



PVCu double glazed window to front. Skimmed ceiling. Radiator. Wall mounted mains gas central heating boiler. Fitted with a matching range of base and eye level units with worktop space and matching upstand. Four ring gas hob with stainless steel extractor hood over and electric oven and grill under. Stainless steel sink and drainer with chrome mixer tap over. Space and plumbing for washing machine. Under stairs storage cupboard. Door to lounge.



Lounge 10'10" x 16'2" (3.32m x 4.93m)



PVCu double glazed window and French doors to rear. Skimmed ceiling. Radiator.



Landing 11'6" x 6'5" (3.52m x 1.96m)

Skimmed ceiling with loft access. Doors to bedrooms and bathroom.

Bedroom One 13'11" x 9'4" max (4.26m x 2.86m max)



PVCu double glazed window to front. Skimmed ceiling. Radiator.

Bedroom Two 14'0" x 9'4" max (4.28m x 2.87m max)



PVCu double glazed window to rear. Skimmed ceiling. Radiator.

Bedroom Three 8'0" x 8'6" (2.46m x 2.60m)

PVCu double glazed window to rear. Skimmed ceiling, Radiator.

Bathroom 7'7" x 8'9" max (2.33m x 2.69m max)

PVCu double glazed window to front. Skimmed ceiling with recessed spotlighting. Extractor fan. Chrome wall mounted heated towel rail. Vinyl flooring. Fitted with a four piece suite comprising panel bath with chrome mixer tap over. Glazed shower cubicle with glass sliding door. Close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over.

Outside

There is allocated parking for two vehicles to the rear of the property and a rear gate opening to the garden.

The south facing rear garden is enclosed by timber fencing and laid to lawn with patio seating area, timber storage shed, outside lighting and cold water tap. A pathway leads to the front garden which is laid to lawn.

**Property Postcode**

For location purposes the postcode of this property is: PE12 8PN

Additional Information

PLEASE NOTE:

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

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations

to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
 Council tax band: B
 Annual charge: No
 Property construction: Brick built
 Electricity supply: Mains
 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 Limited over Voice and Data. Three is None 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: Parking space
 Building safety issues: No
 Restrictions: No
 Public right of way: No
 Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding

from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B85

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

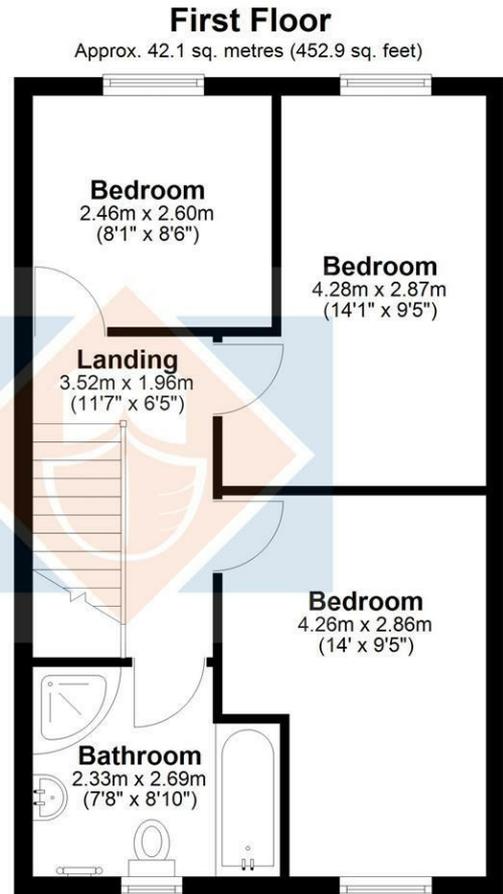
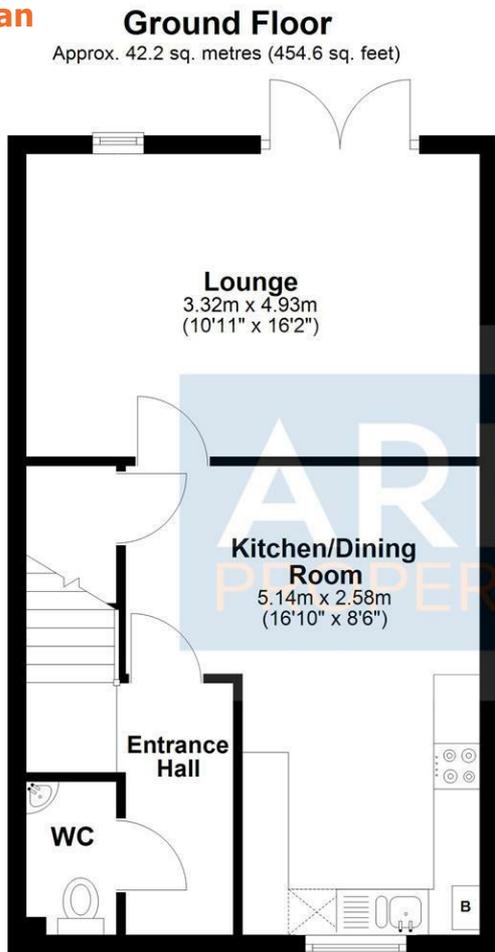
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan

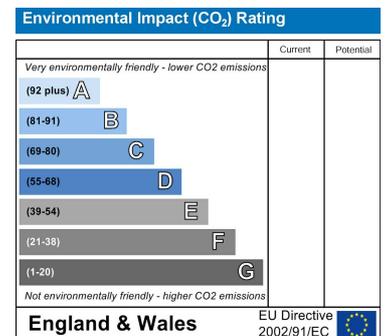
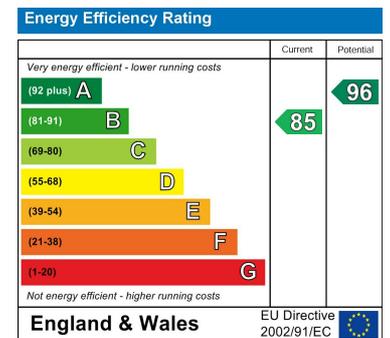


Total area: approx. 84.3 sq. metres (907.5 sq. feet)

Area Map



Energy Efficiency Graph



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