

letsgetyoumoving.co.uk

Sales & Letting Agents



14 Church Street, Holbeach, Lincolnshire, PE12 7LL








t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

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

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



Pearl Court, Holbeach £79,995


  STAR BUY - PERFECT FIRST HOME OR READY-MADE INVESTMENT!    Offered with NO ONWARD CHAIN, this well-presented ground floor flat is ideally located within walking distance of local amenities and offers comfortable, low-maintenance living throughout. Featuring a bright lounge, modern fitted kitchen, double bedroom, shower room, allocated parking  and access to communal gardens . An excellent opportunity for first-time buyers, downsizers or investors, with a potential of £675.00 PCM.


 IDEAL FIRST-TIME BUY OR INVESTMENT OPPORTUNITY  LEASEHOLD GROUND FLOOR FLAT.


Whether you're taking your first step onto the property ladder, looking to downsize, or seeking a ready-made investment opportunity, this well-presented ground floor flat could be the perfect choice. Conveniently situated within easy walking distance of local shops, amenities and services, the property offers comfortable, low-maintenance living throughout. The accommodation comprises an entrance hall, bright and welcoming lounge, modern fitted kitchen, double bedroom and a well-appointed shower room.



 Key Features:

 First-Time Buyer or Investor Opportunity – Potential rental income of approximately £675 PCM.

 Well-Presented Accommodation – Entrance hall, bright lounge, modern fitted kitchen, double bedroom and contemporary shower room.

 Allocated Parking & Outdoor Space – Parking for one vehicle, external storage cupboard and access to communal gardens with patio seating area.

 Convenient Location & No Chain – Within walking distance of local amenities and offered to the market with No Onward Chain.

Call us ANYTIME to book your viewing - 01406 424441, evenings and weekends!  

Accommodation Comprises:

Entrance Porch

Cupboard, PVCu double glazed entrance door to:

Entrance Hall 4.17m (13'8") x 0.96m (3'2")

Radiator, vinyl floor covering, central heating thermostat, coving to textured ceiling, built-in storage cupboard with shelving & power point.

Lounge 4.22m (13'10") x 3.23m (10'7")

Window to front, PVCu double glazed windows to front to rear, fireplace with wooden surround, marble inset and hearth, satellite & TV points, broadband connection, two wall lights, coving to textured ceiling, door to:

Kitchen 3.24m (10'8") x 2.10m (6'11")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, fitted fridge/freezer and automatic washing machine, built-in eye level electric fan assisted oven, built-in halogen hob with extractor hood, microwave, wall mounted gas combi boiler, PVCu double glazed window to rear, radiator, vinyl floor covering, coving to ceiling, door to:



Bedroom 3.22m (10'7") x 2.83m (9'3")


PVCu double glazed window to front, radiator, coving to ceiling, free standing double wardrobe & TV Point.


Shower Room 2.39m (7'10") max x 1.91m (6'3")

Fitted with three-piece suite comprising of tiled double shower cubicle with fitted mains shower and glass door, vanity wash hand basin with base cupboard, fully ceramic tiled walls, close coupled WC, PVCu double glazed window to rear, heated towel rail, vinyl floor covering, coving to textured ceiling.

Outside

To the front, the garden is designed for low-maintenance living, being laid to gravel with a pathway leading to the main entrance door and access to a useful brick-built outside store cupboard.  

 The property benefits from allocated parking for one vehicle.

 To the rear, there is an enclosed communal garden, mainly laid to lawn, together with a designated clothes drying area, providing a pleasant outdoor space to enjoy.



Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South, once past Tesco turn right onto Pearl Court where the property can be located on the left-hand side. For satellite navigation the property postcode is: PE12 7LS.

Council Tax

Band A - £1,553.68 From April 2026 to March 2027, South Holland District Council.

EPC ~ C

Agents Notes:

91 years remaining on current lease.

Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

www.harpsurveyors.co.uk





letsgetyoumoving.co.uk
Sales & Letting Agents

CONVEYANCING QUOTES

BEST OF BOTH WORLDS

MODERN ONLINE DIGITAL SERVICES
Perfect for your busy lifestyle

- ✓ Convenient 24/7 access
- ✓ Secure digital process
- ✓ Fast & efficient

OR

TRADITIONAL SERVICE
Our trusted teams here in Holbeach

- ✓ Personal, face-to-face support
- ✓ Expert local knowledge
- ✓ Always here when you need us

CALL NOW FOR A FREE QUOTATION ON YOUR LEGAL WORK

01406 424441

EXPERT LEGAL SUPPORT | SAFE & SECURE | RESIDENTIAL CONVEYANCING | BUYING • SELLING • REMORTGAGING

PROUDLY BASED IN HOLBEACH

letsgetyoumoving.co.uk
Sales & Letting Agents

PROPERTY SURVEYS & VALUATIONS

Trusted local professionals we recommend

- ✓ **LEVEL 2 RICS HOME SURVEY**
Detailed condition report before you buy
- ✓ **NEW BUILD SNAGGING SURVEY**
Identify defects before you complete
- ✓ **EPC CERTIFICATION**
Energy Performance Certificates for selling or letting
- ✓ **RICS VALUATIONS**
Independent property valuations

CALL US ANYTIME for a quote - **01406 424441**

Evenings & weekends available

#Holbeach #PE12 #Letsgetyoumoving #PropertyAdvice
#RICSSurvey #HomeSurvey #HouseBuying #HolbeachProperty

DERVENSURE INSURANCE BROKERS LTD

INSURANCE THAT'S ON YOUR DOORSTEP
LOCAL • TRUSTED • RELIABLE

LOCAL INSURANCE

BROKER YOU CAN TRUST

POP IN OR CALL THE TEAM AT DERVENSURE

HOME & CONTENTS INSURANCE
Protect what matters most

CAR INSURANCE
Cover for every journey

TRAVEL INSURANCE
Peace of mind wherever you go

BUSINESS INSURANCE
Supporting local businesses

SUPPORTING THE HIGH STREET

44 HIGH STREET HOLBEACH SPALDING PE12 7ED | **01406 423340** | POP IN TO OUR OFFICE OR GIVE US A CALL TODAY!

TRUSTED LOCAL BROKER | PERSONAL SERVICE | EXPERT ADVICE | WE'RE HERE FOR YOU

LOCAL PEOPLE • LOCAL BUSINESS • LOCAL SUPPORT

HOUSE CLEARANCE SERVICES

FROM WHOLE HOUSE TO GARAGE!

NO JOB TOO BIG OR SMALL

- ✓ We handle clearances of any size
- ✓ From single items to full property clearances
- ✓ Houses, flats, garages, sheds & more

&

RELIABLE & PROFESSIONAL

- ✓ Competitive prices
- ✓ Waste disposal licenced
- ✓ Environmentally responsible
- ✓ Fast, friendly & reliable service you can trust

CALL US TODAY FOR A FREE, NO OBLIGATION QUOTE!

01406 424441

COMPETITIVE PRICES | WASTE DISPOSAL LICENCED | RELIABLE SERVICE | FROM WHOLE HOUSE TO GARAGE!

SERVING YOUR LOCAL AREA

letsgetyoumoving.co.uk
Sales & Letting Agents

20 2006-2026

NEED MORTGAGE ADVICE?

WHOLE OF MARKET
Access to lenders across the market

FRIENDLY TEAM
Our experienced team are here to help

ALL MORTGAGE TYPES
First time buyers, remortgages, buy to let & more

FREE ADVICE
No obligation, just expert guidance

CALL TODAY FOR YOUR FREE ADVICE!

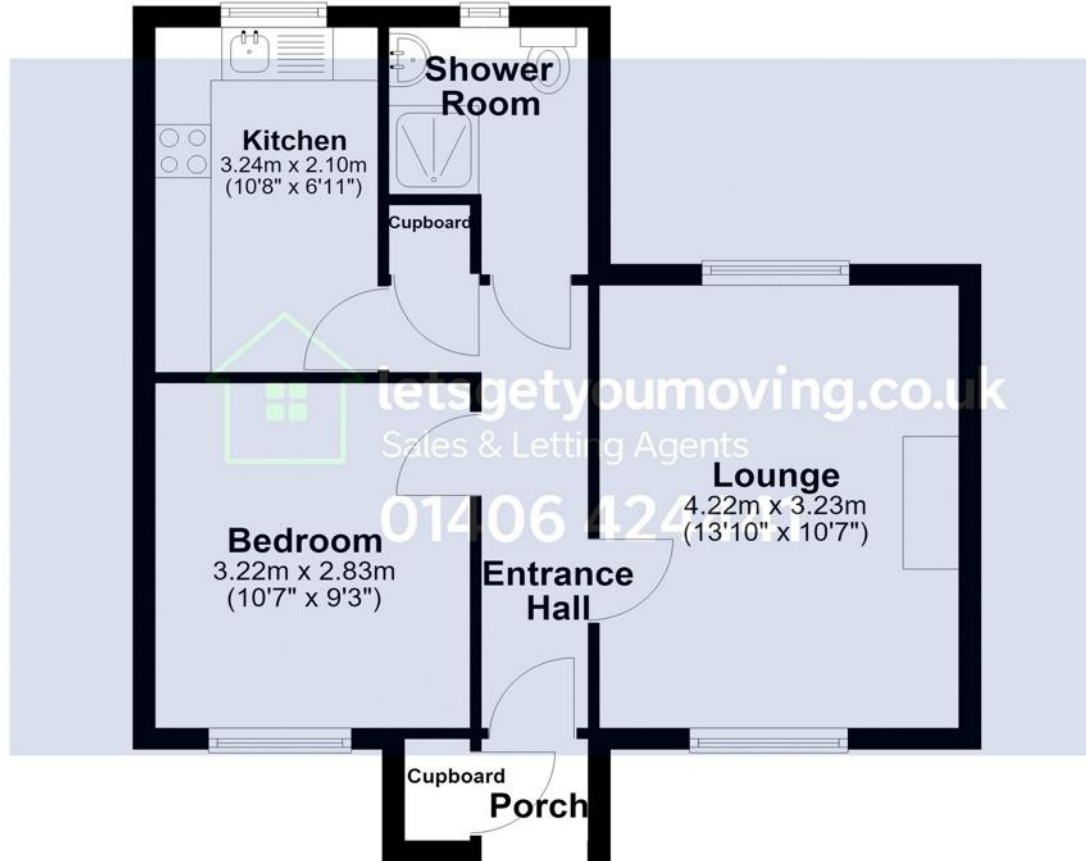
01406 424441

EXPERT SUPPORT | SAFE & SECURE | ALL MORTGAGE TYPES | FIRST TIME BUYERS

PROUDLY BASED IN HOLBEACH

Ground Floor

Approx. 41.8 sq. metres (450.2 sq. feet)



Total area: approx. 41.8 sq. metres (450.2 sq. feet)

Disclaimer

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

RIGHTMOVE - ON THE MARKET - ALL MAJOR WEBSITE COVERAGE.

ONE STOP PROPERTY SHOP, FULL COLOUR BROCHURE, **FREE FLOOR PLANS**, MONTHLY UPDATE CALLS, ENERGY PERFORMANCE CERTIFICATES, **FULL LETTING SERVICE**, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

“We strive for results, it’s what we do best” 30 YEARS + IN THE INDUSTRY

HELP TO BUY, 95% MORTGAGES - WHOLE OF MARKET MORTGAGE SERVICES

DOES YOUR AGENT PROVIDE A FLOOR PLAN FREE OF CHARGE? WE DO! CALL US NOW TO SEE HOW WE CAN HELP SELL YOUR HOME.....



letsgetyoumoving.co.uk
Customer focused since 2006
give us a call *anytime* for your free valuation
01406 424441

20
2006-2026
YEARS OF
GETTING IT RIGHT