



Station Street, Holbeach Spalding PE12 7LF

welcome to

Station Street, Holbeach Spalding

SHARED OWNERSHIP!! This modern two bedroom detached house is ready for its next owner. Having bright and airy accommodation throughout. The well equipped kitchen has french doors leading to the rear garden. Having the added benefit of two allocated parking spaces.



Lounge

14' x 12' 9" (4.27m x 3.89m)
having storage cupboard.

Kitchen/Diner

13' 4" x 11' 5" (4.06m x 3.48m)
having range of units at wall and base level,
worktops with inset stainless steel sink. Integrated
cooker with gas hob and extractor above. Space for
washing machine and fridge/freezer. Wall mounted
boiler in cupboard. French doors leading to the
garden.

Cloakroom

having low level WC and wash hand basin.

Landing

having loft access.

Bedroom 1

13' 4" x 7' 7" (4.06m x 2.31m)
having built-in wardrobe.

Bedroom 2

13' 4" x 8' 6" (4.06m x 2.59m)

Bathroom

having bath with shower over, low level WC and
wash hand basin.

Outside

the property has the benefit of two allocated parking
spaces, with a rear patio area and shed.



view this property online williamhbrown.co.uk/Property/LST107429



welcome to

Station Street, Holbeach Spalding

- 35% SHARED OWNERSHIP WITHIN WALKING DISTANCE OF AMENITIES & SCHOOLS
- AFFORDABLE HOME WITH PART BUY/PART RENT BASIS
- DETACHED TWO BEDROOM HOUSE
- TWO ALLOCATED PARKING SPACES
- NO CHAIN

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 312.52

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 May 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£68,250



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107429



Property Ref:
LST107429 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



williamhbrown.co.uk