



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

The Hollies, Holbeach £139,995

A delightful one bed detached bungalow situated close to Holbeach town centre. This property is being offered with NO ONWARD CHAIN. In brief accommodation comprises: Lounge, kitchen, double bedroom and the shower bathroom. An enclosed rear garden, lawned area to the front along with allocated off road parking. This property would make an ideal investment or first time buy. Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

Charming Detached Bungalow – The Hollies, Holbeach

Asking Price: £139,995

Location: Holbeach, Lincolnshire

Total Area: Approx. 40.4 sq. m (435.3 sq. ft)

Property Features

Lounge Measuring 3.63m x 3.78m (11'11" x 12'5"), this bright and airy living space is perfect for relaxing or entertaining guests.

Modern Kitchen 1.70m x 3.02m (5'7" x 9'11") – A well-appointed kitchen with ample storage and workspace.

Comfortable Bedroom 3.06m x 4.07m (10' x 13'4") – Generously sized with space for wardrobes and furnishings.

Welcoming Entrance Hall 1.66m x 2.33m (5'5" x 7'8") – A practical and inviting entryway.

Additional Hallway 1.65m x 1.83m (5'5" x 6') – Connecting the kitchen and entrance hall for smooth flow throughout the home.

Prime Location

Situated in a quiet residential area of Holbeach, this property offers:

Easy access to **local shops, schools, and amenities**

Convenient transport links via the **A17**

A peaceful setting ideal for first-time buyers, retirees, or investors

Ready to Move In

This ground floor apartment is perfect for those seeking a low-maintenance, comfortable home in a desirable location.

Arrange a Viewing Today

Contact **Lets Get You Moving**  01406 424441  www.letsgetyoumoving.co.uk

Directions:

Leave our Church Street office and head over the traffic lights taking the far right turning onto Park Road, take the right turning onto Park lane and proceed into The Hollies, follow this road to the end with the property can be located on the left-hand side. For satellite navigation the property postcode is: PE12 7JQ.

EPC: D

Council Tax - Band A

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.



PATH MORTGAGES

Moving house or remortgaging?

- ✓ Tailored advice from experienced Advisers
- ✓ 'Whole of market' access to lenders
- ✓ Support from application to approval

★ More 5-star Google reviews per year than any other local Mortgage Adviser ★

With over 15 years of experience across the team, we're passionate about turning the mortgage process on its head, making it simpler and dare we say... More enjoyable for our clients!

Call us on **01778 428 158**
Open Mon-Sat 8am-6pm

Meet the team

 **Phil**
Mortgage Adviser

 **Peter**
Mortgage Adviser

 **Ana**
Mortgage Adviser

 **Curtis**
Mortgage Adviser

*Your home may be repossessed if you do not keep up repayments on your mortgage**



letsgetyourmoving.co.uk

With extensive knowledge of Holbeach & Spalding...

give us a call anytime for your free valuation

01406 424441

DERVENSURE
INSURANCE BROKERS LTD

INSURANCE THAT'S ON YOUR DOORSTEP

To discuss your needs call **01406 423340** or pop in to our office:

44 High Street, Holbeach
Spalding PE12 7ED

www.dervensure.co.uk

We can assist you with:

- Home & Car Insurance
- Travel Insurance
- Property Owners Insurance
- Commercial Vehicle Insurance
- Business Insurance

Dervensure Insurance Brokers Ltd is authorised and regulated by the Financial Conduct Authority (FCA), FCA registration number 456942.



**SOUTH LINCS
SURVEYORS**

Your local, independent
building surveyors

☎ 01775 422211

✉ info@southlincssurveyors.com

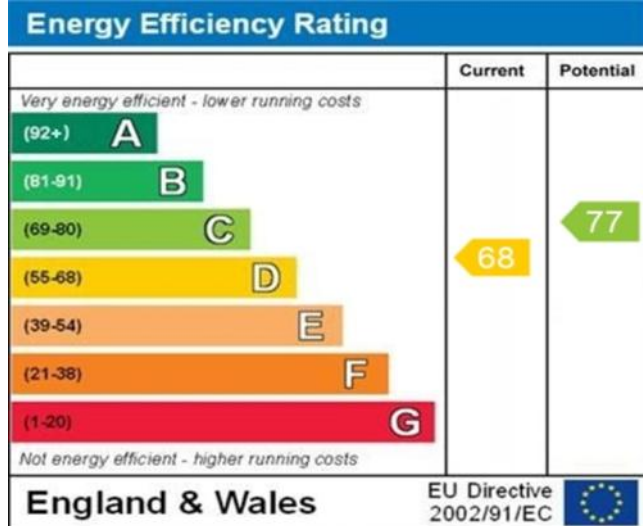
🌐 www.southlincssurveyors.com

Level 2 RICS
Homebuyer Surveys

New Build Snagging
Surveys

Energy Performance
Certificates (EPC)

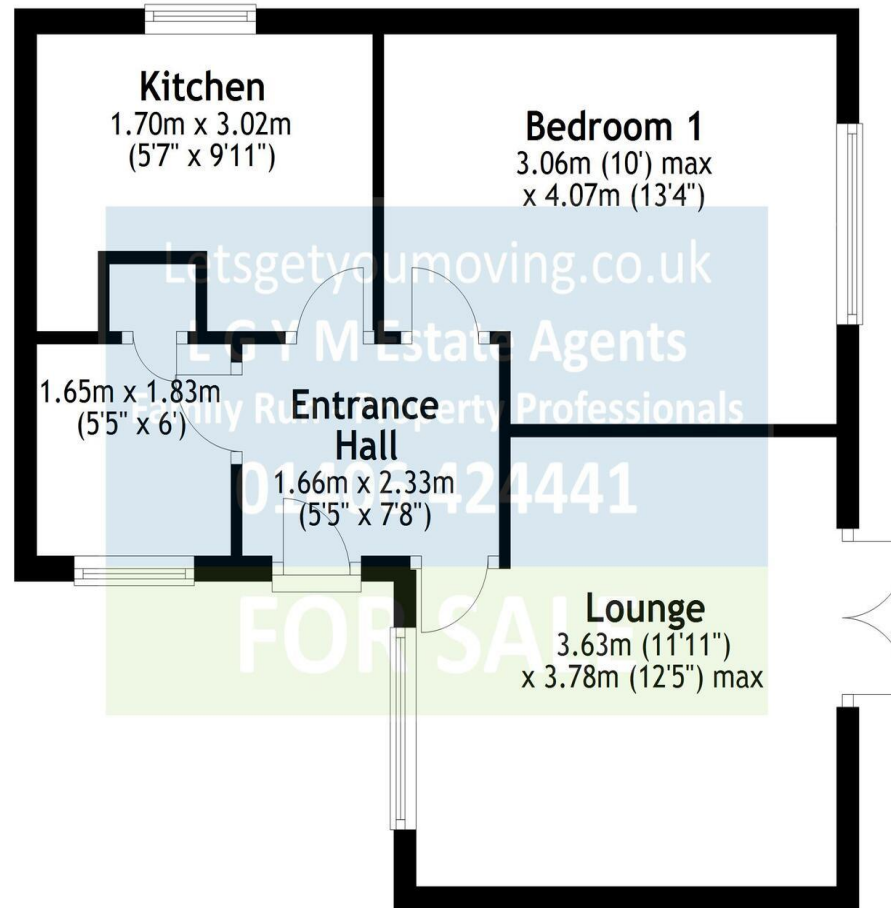
RICS Valuations



WWW.EPC4U.COM

Ground Floor

Approx. 40.4 sq. metres (435.3 sq. feet)



Total area: approx. 40.4 sq. metres (435.3 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!

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.....

A blue banner celebrating a 20th anniversary. On the left, a large '20' is shown with a green ribbon below it reading '2006-2026'. The background is filled with blue and green confetti. To the right of the '20', the website 'letsgetyoumoving.co.uk' is written in white. Below that, 'Customer focused since 2006' is written in green, followed by 'give us a call anytime for your free valuation' in white. On the far right, a green rounded rectangle contains the phone number '01406 424441' in white.

letsgetyoumoving.co.uk

Customer focused since 2006

give us a call anytime for your free valuation

01406 424441