

Stukeley Road,Holbeach Spalding PE12 7LQ

william h brown

welcome to

Stukeley Road,Holbeach Spalding

Offered with no onward chain. This semi-detached home in the popular market town of Holbeach presents an excellent opportunity for first-time buyers or investors. Accommodation includes a lounge/diner, kitchen, two double bedrooms and a third bedroom accessed via bedroom two.













Lounge/Diner
22' 3" x 13' (6.78m x 3.96m)
having half glazed door to front and Box bay window. Fireplace on hearth with surround.

Kitchen
11' 1" x 7' 2" (3.38m x 2.18m)
having range of units at wall and base level, worksurface with inset stainless steel sink. Space for cooker, washing machine and fridge/freezer.

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

Bedroom 1
13' x 10' 6" max (3.96m x 3.20m max)

Bedroom 2
10' 2" x 11' 2" (3.10m x 3.40m)
having two built-in cupboards with one housing the boiler.
Steps down to bedroom 3.

Bedroom 3
7' 4" x 10' 1" (2.24m x 3.07m)
with sloping ceiling.

Outside
the low maintained rear garden is enclosed by fencing and laid to lawn.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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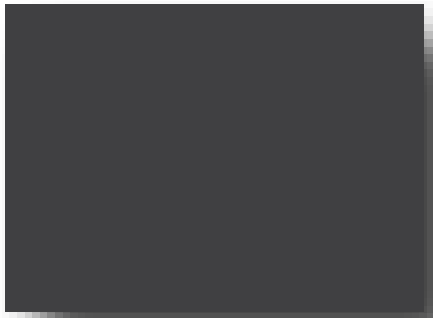
- IDEAL INVESTMENT/ FIRST TIME BUYER PROPERTY
- SPACIOUS LOUNGE/DINER
- SITUATED IN THE TOWN CENTRE OF HOLBEACH
- TWO BEDROOMS WITH FURTHER BEDROOM IDEAL FOR NURSERY/ HOME OFFICE
- NO CHAIN

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£130,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107817

The Property Ombudsman

Property Ref:
LST107817 - 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.

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