



The Hollies, Holbeach Spalding PE12 7JQ

welcome to

The Hollies, Holbeach Spalding

Ideal for first time buyers or investors, this three bedroom detached home is conveniently located in Holbeach town centre, close to local amenities, schools and cafes. Offering spacious accommodation and excellent potential, this property provides comfortable family living.



Lounge

15' 5" x 10' 10" (4.70m x 3.30m)
having french doors to rear.

Kitchen/Diner

15' 5" x 8' 6" (4.70m x 2.59m)
having range of units at wall and base level,
worksurfaces with inset stainless steel sink. Built-in
oven, hob and extractor. Space for washing machine
and dishwasher. Door to conservatory.

Conservatory

11' 9" x 7' 7" (3.58m x 2.31m)
being of UPVC construction with french doors
leading to the garden.

Wc

having low level WC and wash hand basin.

Landing

having storage cupboard and loft access.

Bedroom 1

15' 5" x 9' 1" (4.70m x 2.77m)

Bedroom 2

10' 1" x 8' 8" (3.07m x 2.64m)

Bedroom 3

8' 7" x 6' 9" (2.62m x 2.06m)

Bathroom

having bath with shower over, low level WC and
wash hand basin set into vanity unit. Heated towel
rail.

Outside

the property has the benefit of an allocated parking
space. The rear garden which is fully enclosed is laid
to wood chipping's, with a pergola and shed.

Agent Notes

Please note that the AML fee covers 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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welcome to

The Hollies, Holbeach Spalding

- DETACHED HOUSE IN THE CENTRE LOCATION
- GOOD SIZED LOUNGE
- THREE BEDROOMS
- ALLOCATED PARKING FOR ONE CAR
- NO CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

LST107806 - 0004

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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