



**2 Greenwich Avenue, Holbeach, PE12 7JF**

**£270,000**

- Double garage
- Spacious layout
- Three double bedrooms
- En-suite to main bedroom
- Located on the edge of Holbeach
- Well presented throughout
- Larger than standard rear garden
- Being sold with no chain

Located on the edge of Holbeach, this beautifully presented former showhome offers a fantastic opportunity with no forward chain. Lovingly maintained, the property boasts a welcoming atmosphere and a well-thought-out layout. With three generously sized bedrooms, this home provides space and comfort for families or professionals alike. The highlight includes a double garage, a rare and valuable feature on this attractive development. Don't miss your chance to view this impressive home – arrange your viewing today and take full advantage of its chain-free status.

#### Entrance Hall 11'3" x 8'7" (3.43m x 2.63m)



UPVC door to front. Radiator. Wood effect flooring. Stairs to first floor.

#### Lounge 14'5" x 17'0" (4.40m x 5.19m)



Two UPVC window to front. Radiator. Carpeted.

#### Kitchen 8'11" x 20'6" (2.74m x 6.25m)



UPVC window to rear. Sliding patio door to rear. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap over. Tiled splash backs. Space for under counter fridge. Gas hob with extractor hood over. Built in eye level oven and grill. Space and plumbing for dishwasher. Wood effect flooring. Radiator.

#### Utility Room 8'11" x 5'4" (2.74m x 1.64m)



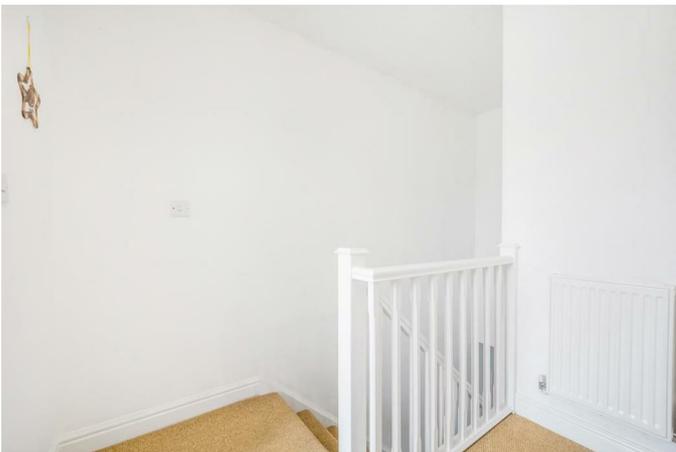
UPVC door to rear. Base and eye level units with work top over. Space and plumbing for washing machine. Space for tumble dryer. Boiler. Tiled floor.

**Cloakroom**



Wood effect flooring. Toilet. Wash hand basin with splash back. Radiator.

**First Floor Landing 6'8" x 7'6" (2.05m x 2.30m)**



Carpeted. Radiator. Airing cupboard.

**Bedroom 1 10'0" x 12'0" (3.05m x 3.66m)**



UPVC window to rear. Radiator. Carpeted.

**En-suite 6'4" x 5'9" (1.95m x 1.76m)**



UPVC window to rear. Partially tiled walls. Shower cubicle with shower over. Wash hand basin. Toilet. Vinyl flooring. Radiator.

**Bedroom 2 10'4" x 12'6" (3.16m x 3.83m)**



Two UPVC windows to front. Radiator. Carpeted.

**Bedroom 3 10'2" x 9'9" (3.12m x 2.99m)**



UPVC window to front. Radiator. Carpeted.

**Bathroom 6'2" x 7'6" (1.90m x 2.30m)**

UPVC window to rear. Bath with shower attachment over. Wash hand basin. Toilet. Partially tiled walls. Vinyl flooring.

**Outside**

Front: Driveway leading to double garage. Pathway leading to front door.  
Rear: Enclosed by timber fencing. Lawn area. Patio area. Space for timber shed.

**Double Garage 16'3" x 16'2" (4.96m x 4.93m)**

Twin up and over vehicular doors. Power and light connected. Pedestrian door to side.

**Property Postcode**

For location purposes the postcode of this property is: PE12 7JF

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Verified Material Information**

Tenure: Freehold

Council tax band: C

Annual charge: No

Property construction: Brick built

Electricity supply: No

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating. New combi boiler fitted April 2024

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice but None over Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage

Building safety issues: No

Restrictions: No

Public right of way: Driveway has right of access for number 4 and 6.

Flood risk: Surface water - low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: Built with level access front door.

Coalfield or mining area: No

Energy Performance rating: C74

### **Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### **Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### **Ark Property Centre**

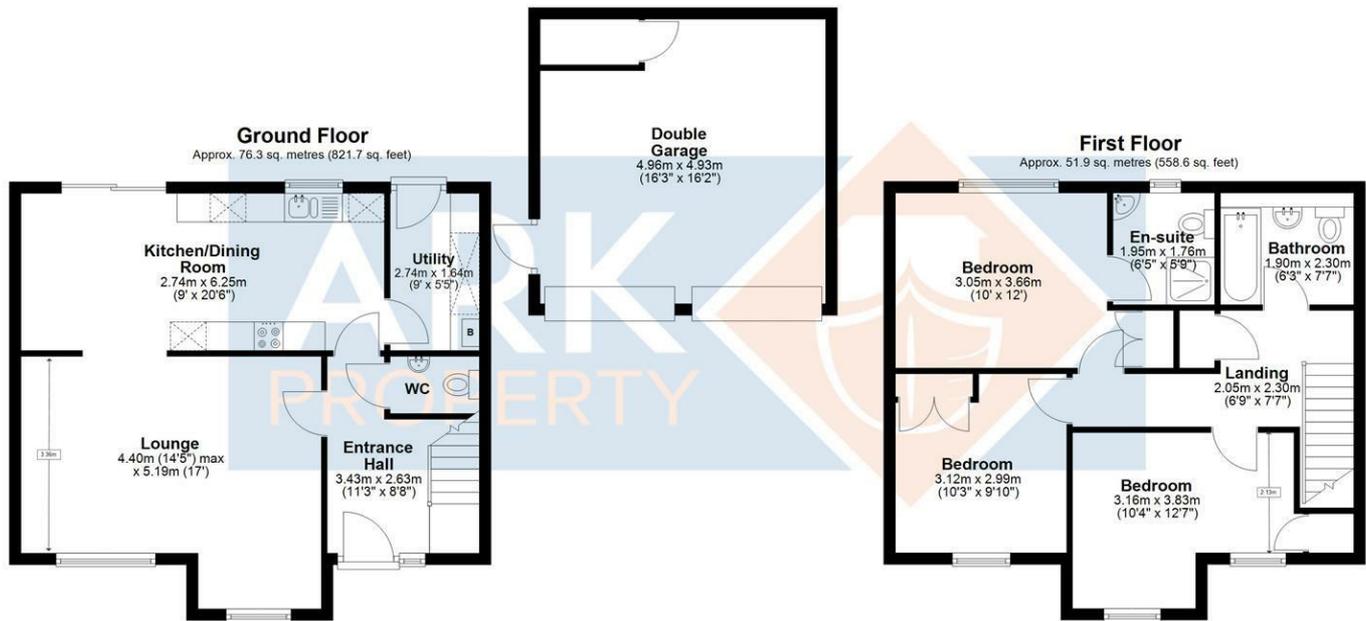
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **Disclaimer**

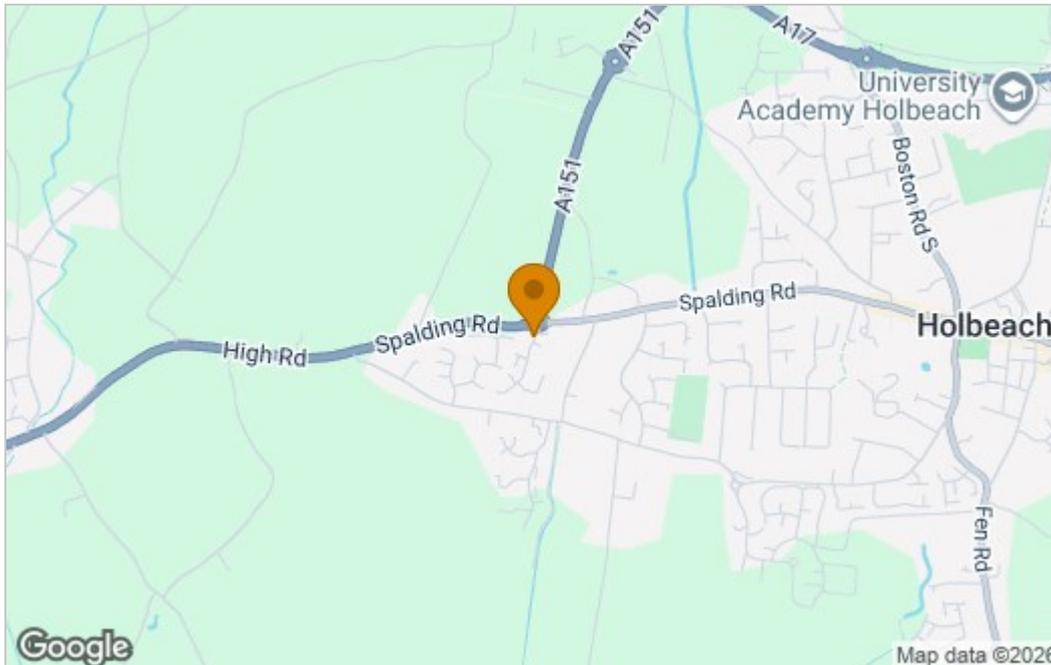
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan

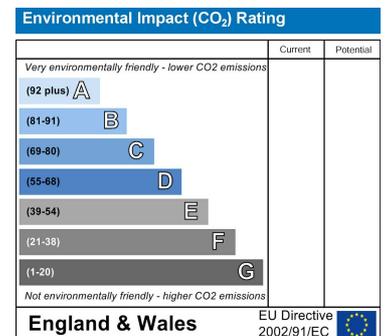
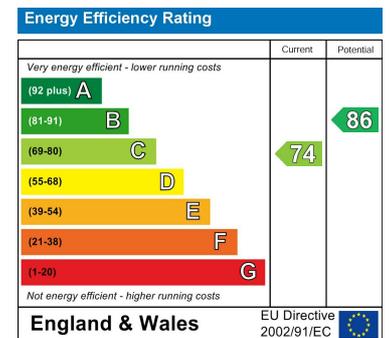


Total area: approx. 128.2 sq. metres (1380.3 sq. feet)

## Area Map



## Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ  
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

