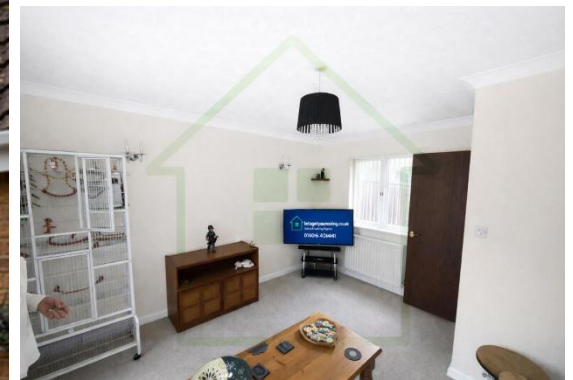


letsgetyoumoving.co.uk
Sales & Letting Agents



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: £149,995

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.

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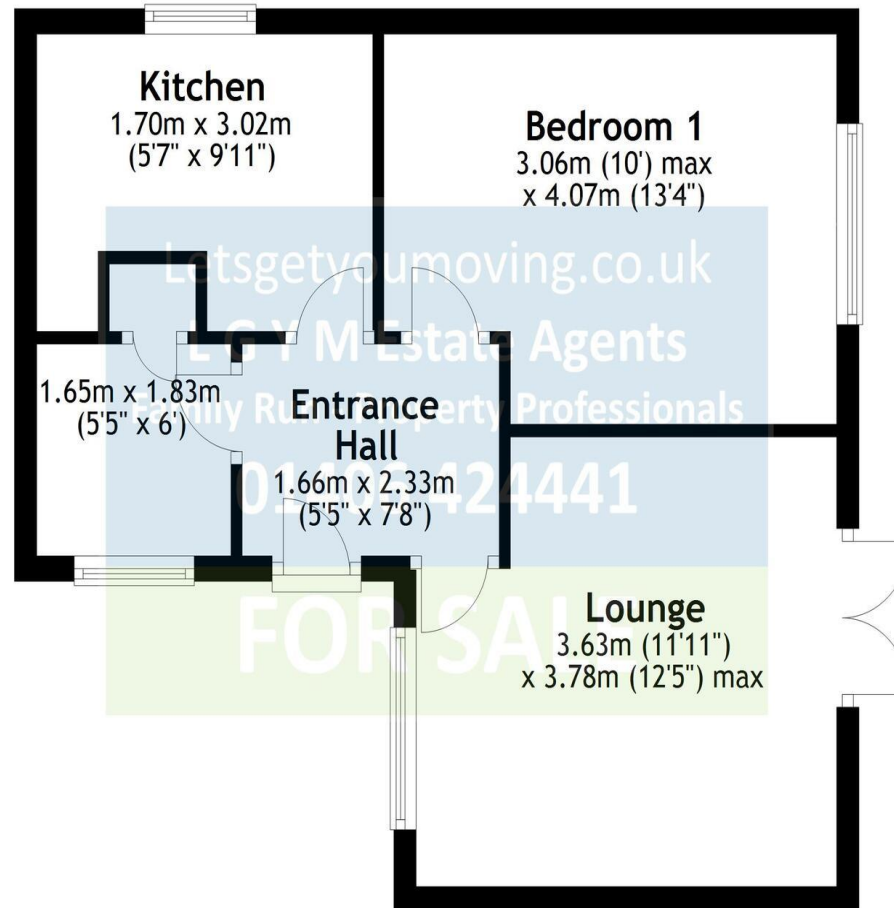
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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!

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20
2006-2026

The banner features a dark blue background with a green and white confetti effect. On the left, a large '20' is displayed in a 3D green font, with a green ribbon below it containing the years '2006-2026'. The text 'letsgetyoumoving.co.uk' is in white, 'Customer focused since 2006' is in green, and 'give us a call anytime for your free valuation' is in white. A green rounded rectangle on the right contains the phone number '01406 424441' in white.