



BRADLEY JAMES

ESTATE AGENTS



34 Western Avenue, Holbeach, Spalding, PE12 7QD

Asking price £215,000

- No chain
- Shower room
- Room that could be converted to an en-suite/dressing room/study or craft room
- Popular residential location
- Low maintenance front and rear gardens
- Three bedrooms
- Lounge
- Kitchen diner
- Bus stop around the corner
- Solar panels

34 Western Avenue, Spalding PE12 7QD

Nestled in the desirable area of Western Avenue, Holbeach, this charming detached bungalow offers a delightful blend of comfort and convenience. With NO CHAIN, this property presents an excellent opportunity for those seeking a peaceful yet accessible home.

****CGI images have been used to stage this property. The property is currently empty but the furniture is a guide only.****

The bungalow boasts solar panels, a well-proportioned lounge, providing ample space for relaxation and entertaining. The heart of the home is a spacious kitchen diner, perfect for family meals or hosting friends. The modern shower room adds a touch of contemporary style, while the three inviting bedrooms ensure restful nights.

One of the standout features of this property is the versatile store room located off the first bedroom. This space holds great potential, whether you envision it as a dressing room, an en-suite, or even a study or craft room to suit your lifestyle needs.

Outside, the bungalow is complemented by off-road parking and side gated access on both sides, enhancing convenience. The front and rear gardens are designed for low maintenance, allowing you to enjoy your outdoor space without the burden of extensive upkeep.

Situated within walking distance to local bus stops and just a short 10-15 minute stroll or a quick two-minute drive to the town centre, you will find a variety of amenities including Tesco, a new Aldi, restaurants, and local pubs. This location truly offers the best of both worlds—tranquillity at home and easy access to local conveniences. You are well connected to the A17 which connects you to Norfolk, Lincoln, Peterborough and Spalding.

This delightful bungalow is perfect for first-time buyers, downsizers, or anyone looking for a comfortable and practical living space in a friendly community. Don't miss the chance to make this lovely property your new home.



Council Tax Band: B



Entrance Hall

UPVC double glazed front door into the entrance hall which leads to a study/craft room.

Study/Craft Room

8'5 x 5'0

This room needs to be plastered, this could also be an en-suite for another bedroom, there is a UPVC obscured double glazed window to the front and power point.

Bedroom 1

14'7 x 8'6

Triple aspect with UPVC double glazed windows to both sides and one to the rear, radiator, power points and skimmed and coved ceiling.

Hallway

Loft hatch, radiator, power point, telephone point and airing cupboard with a Viessmann gas boiler and shelving.

Lounge

15'6 x 11'4

UPVC double glazed window to the front, radiator, power points, aerial point and electric fireplace.

Kitchen

11'7 x 10'8

Double aspect with the UPVC double glazed window to the front and side, base and eye level units with work surface over, sink and drainer with mixer taps over, space and point for freestanding cooker with extractor over, integrated fridge, integrated freezer, space and plumbing for washing machine or dishwasher, tiled splashback, tiled floor, radiator, power points and TV points.

Bedroom 2

11'7 x 11'4

UPVC double glazed window to the rear, radiator and power points.

Bedroom 3

10'7 x 9'7

UPVC double glazed French doors to the rear garden, radiator, power points and TV point.

Refitted Shower Room

UPVC obscured double glazed window to the side, separate shower cubicle which is fully tiled with a built-in mixer shower, vanity wash hand basin with mixer taps over and storage cupboard beneath, WC with push button flush, wall mounted heated towel rail and wall mounted electric heater.

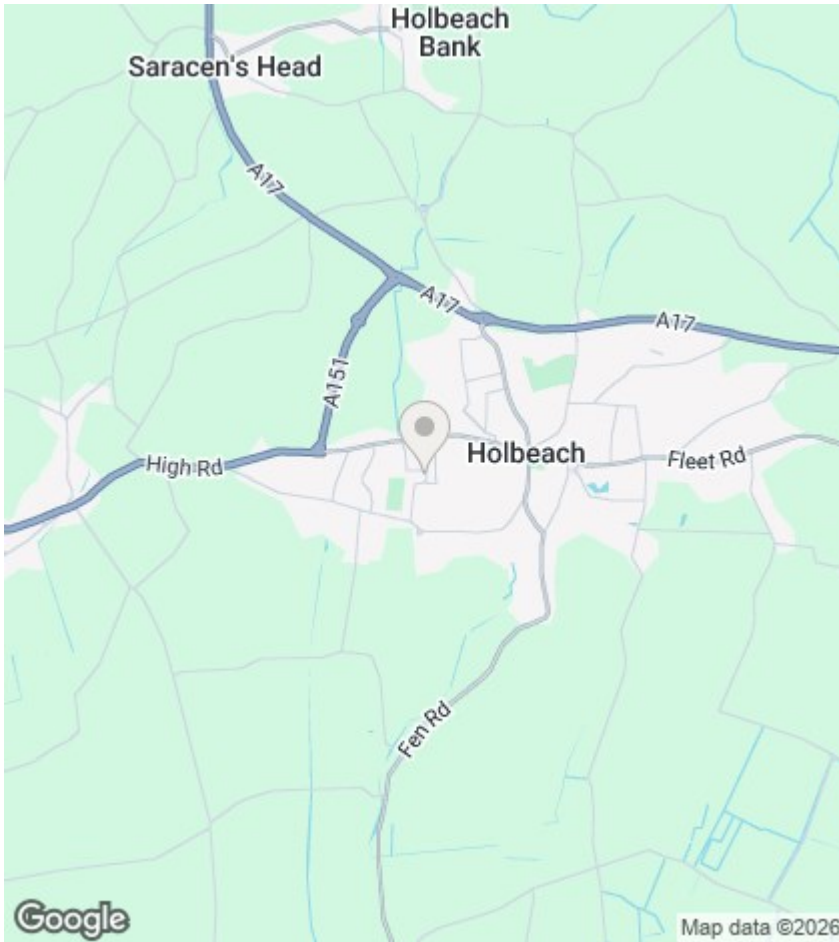
Outside

The front and back is all low maintenance and has been laid to gravel, there's a block paved driveway with side gated access both sides, leading to the low maintenance rear garden which is enclosed by panel and picket

fencing, it is predominantly laid to gravel, two patio seating areas and a shed.







Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

