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14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



Fleet Street, Holbeach £119,995

A delightful two-bedroom semi-detached home ideally situated close to Holbeach town centre. Perfect as a first-time buy or investment, with an expected rental yield of around £625–£650 pcm. Accommodation includes a lounge, fitted kitchen, breakfast room, ground floor family bathroom, main bedroom with en-suite, and a further bedroom. Call us ANYTIME to book your viewing - 01406 424441 evenings or weekends.

Accommodation Comprises:

A delightful **two-bedroom semi-detached home**, ideally situated close to **Holbeach town centre**. Perfect as a **first-time buy or investment**, with an expected rental yield of around **£625–£650 pcm**. Accommodation includes a lounge, fitted kitchen, breakfast room, ground floor family bathroom, main bedroom with en-suite, and a further bedroom.

★ Key Features:

- NO CHAIN
- Two bedrooms
- Ground floor bathroom
- Ideal first-time buy or investment
- Walking distance to town centre amenities

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Accommodation Includes:

PVCu double glazed entrance door to:

Lounge 4.19m x 4.14m (13'9" x 13'7")

Timber fire surround, marble hearth, TV point, telephone point, textured ceiling with exposed beams, staircase to first floor landing, PVCu double glazed window to front aspect.

Fitted Kitchen 4.09m x 1.80m (13'5" x 5'11")

Fitted with a matching range of wall mounted units and floor standing units with work top space over, tiled splashback, single drainer sink unit, built in electric oven, gas hob with extractor over, opening to:

Breakfast Room 4.04m x 3.51m (13'3" x 11'6")

PVCu double glazed door to rear exit, breakfast bar area, space for fridge, space for freezer, window to side aspect, plumbing for washing machine, built in storage cupboard with shelving.

Ground Floor Family Bathroom

Fitted with a three piece suite comprising: Deep panel bath with tiled surround, electric shower over, low level WC, pedestal wash hand basin, radiator, PVCu double glazed window to rear aspect.

Master Bedroom 4.32m x 3.20m (14'2" x 10'6")

Cove to textured ceiling, timber fire surround with tiled hearth (boarded), PVCu double glazed window to front aspect.

En-Suite

Fitted with a two piece suite comprising: Close coupled WC, wash hand basin, extractor fan. (not currently in use/working).

Bedroom 2 4.14m x 1.85m (13'7" x 6'1")

(Restricted head height), textured ceiling, PVCu double glazed window to rear aspect.

Outside:

Low maintenance area with access to the main entrance door. The rear garden is enclosed with wooden panel fencing with low maintenance area with timber garden store with area laid to lawn. Available now. Early viewing is essential.

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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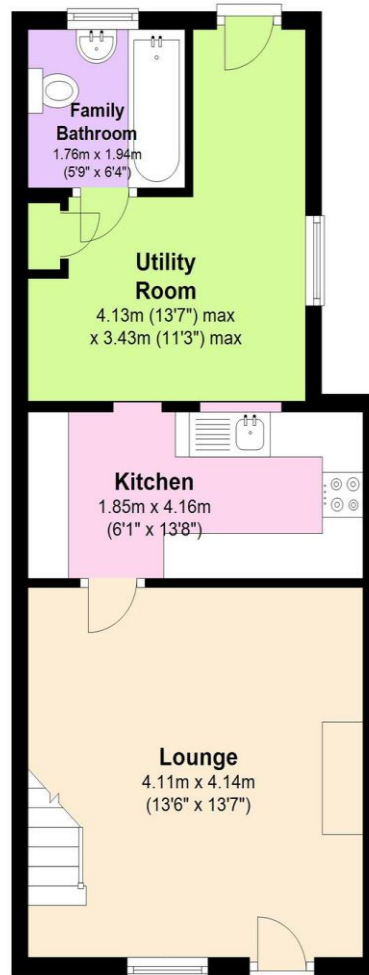

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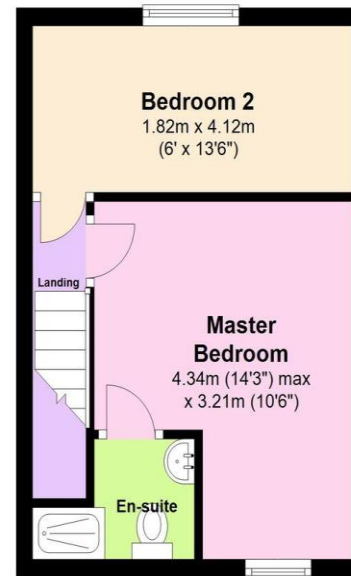
Ground Floor

Approx. 39.6 sq. metres (426.6 sq. feet)

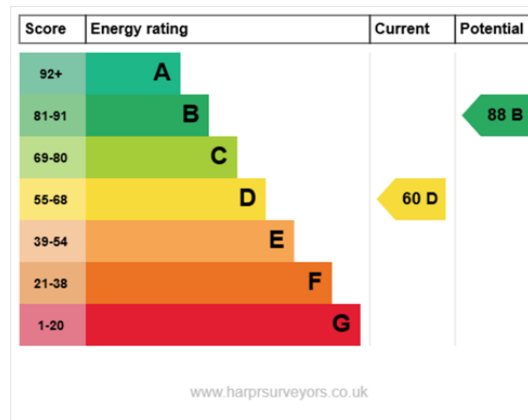


First Floor

Approx. 24.0 sq. metres (257.9 sq. feet)



Total area: approx. 63.6 sq. metres (684.5 sq. feet)



Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

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