

Spire View,Holbeach Spalding PE12 7FA

william h brown

welcome to

Spire View,Holbeach Spalding

IDEAL FIRST TIME BUYER OR INVESTMENT PROPERTY. Built in 2018 by a well known builder this semi detached house is within walking distance of Holbeach. Having three bedrooms with en-suite to master, family bathroom and downstairs cloakroom. With ample off road parking and an enclosed garden.













Entrance Hall
Lounge/Diner
15' 3" x 12' 9" (4.65m x 3.89m)
having patio doors to rear.

Kitchen
12' 10" x 7' 11" (3.91m x 2.41m)
having range of units at wall and base level, worktops and stainless steel sink. Integrated dishwasher, integrated oven with gas hob, integrated fridge/freezer and space for washing machine.

Cloakroom
having low level WC and wash hand basin.

Bedroom 1
9' 8" x 9' 2" (2.95m x 2.79m)
having built-in wardrobe and cupboard.

En-Suite
having shower cubicle, low level WC and wash hand basin.

Bedroom 2
8' 11" x 8' 1" (2.72m x 2.46m)
Bedroom 3
9' 11" x 6' 10" (3.02m x 2.08m)
Bathroom
having bath, low level WC, wash hand basin and heated towel rail.

Outside
having off road parking located to the side of the property with a path to the front door. The enclosed rear garden is laid to lawn.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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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Spire View, Holbeach Spalding

- MODERN THREE BEDROOM SEMI-DETACHED PROPERTY BUILT IN 2018
- LOUNGE, KITCHEN/DINER
- EN-SUITE TO MASTER, FAMILY BATHROOM & DOWNSTAIRS WC
- CLOSE TO AMENITIES INCLUDING SUPERMARKETS, CAFES & SCHOOLS
- BEING SOLD WITH NO CHAIN

Tenure: Freehold EPC Rating: B
Council Tax Band: B

offers over

£190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107675

The Property Ombudsman

Property Ref:
LST107675 - 0009

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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