



Marshland Drive, Holbeach Spalding PE12 7QW

welcome to

Marshland Drive, Holbeach Spalding

Two bedroom semi-detached property, CLOSE TO TOWN CENTRE & AVAILABLE WITH NO CHAIN. Lounge diner & kitchen. FAMILY BATHROOM WITH THREE PIECE SUITE. Allocated parking for ONE CAR & fully enclosed LOW MAINTENANCE rear garden. IDEAL FIRST TIME BUY OR INVESTMENT



Lounge Diner

16' 1" max x 11' 1" max (4.90m max x 3.38m max)

Having stairs to the first floor with storage beneath and door to:

Kitchen

10' 11" x 11' (3.33m x 3.35m)

Having a range of wall and base units, work surfaces and a single bowl stainless steel sink. Integrated electric oven and four ring gas hob. Space for fridge freezer and washing machine. Door to rear garden

Landing

Loft access

Bedroom 1

9' 9" x 11' (2.97m x 3.35m)

Laminate flooring

Bedroom 2

11' 1" x 6' 3" (3.38m x 1.91m)

Bathroom

7' 10" x 4' 5" (2.39m x 1.35m)

Comprising three piece suite of WC, pedestal sink and bath with electric shower over

Outside

To the front of the property there is a pathway to the front door. The rear garden is fully enclosed by timber fencing and low maintenance in its entirety. Laid to gravel, there is also a side gate for access

Agents Note

"Please note 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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welcome to

Marshland Drive, Holbeach Spalding

- TWO BEDROOM SEMI-DETACHED PROPERTY WITH NO ONWARD CHAIN
- LOUNGE DINER & KITCHEN
- FAMILY BATHROOM WITH THREE PIECE SUITE
- FULLY ENCLOSED LOW MAINTENANCE REAR GARDEN
- ALLOCATED PARKING FOR ONE CAR

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113410 - 0003

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.

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