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Sales & Letting Agents

Albert Street, Holbeach

£750 PCM



🏠 ✨ Town Centre Living with a Private Garden! This well-presented two-bedroom mid-terrace home is ideally located in the heart of Holbeach, offering a lounge with dining area, fitted kitchen, ground floor bathroom, gas central heating, and PVCu double glazing throughout. Benefiting from an enclosed rear garden and convenient access to local amenities, this property is perfect for those seeking comfortable and convenient living.

📞 Call us ANYTIME to book your viewing - 01406 424441, evenings and weekends.

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



Accommodation Comprises:

To Let – Charming Two Bedroom Mid-Terrace Home in Holbeach Town Centre


Ideally situated within easy reach of local shops, amenities, and transport links, this well-presented **two-bedroom mid-terrace property** offers comfortable and convenient living in the heart of Holbeach. ✨


The property benefits from **PVCu double glazing** and **gas-fired central heating** throughout. The accommodation briefly comprises a welcoming **lounge with a small dining area** 🪑, fitted **kitchen** 🍳, rear lobby, and **ground floor bathroom** 🚿. To the first floor are **two good-sized bedrooms** 🛏️ 🛏️.

Outside, the property enjoys an **enclosed rear garden** 🌿, with a right of way that must be maintained. There is **on-street unallocated parking** available nearby 🚗.

 **Deposit: £865.38**

 **References required for all prospective tenants**

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 A great opportunity to secure a centrally located home with everything Holbeach has to offer right on your doorstep.

PVCu double glazed entrance door to:

Lounge 3.28m x 3.00m (10'9" x 9'10")

PVCu double glazed window to front aspect, TV point, telephone point, double radiator, cove to textured ceiling, opening to:

Dining Area 3.00m x 2.18m max (9'10" x 7'2")

Staircase to first floor landing with built in understairs storage cupboard, wall mounted central heating thermostat, single glazed window to kitchen, cove to textured ceiling, door to:

Fitted Kitchen 3.00m x 2.77m (9'10" x 9'1")

Fitted with a matching range of wall mounted and floor standing units with worktop space over, one and a quarter bowl sink unit with mixer tap, tiled splashback, space for electric cooker, plumbing for washing machine, cove to textured ceiling, radiator, PVCu double glazed windows to rear aspect x 3, opening to:

Rear Lobby

Cove to textured ceiling, PVCu double glazed door to rear exit, door to:

Ground Floor Bathroom

Fitted with a three-piece suite comprising: Deep panel bath with waterfall mixer tap and hand shower attachment, slimline vanity wash hand basin with waterfall mixer tap, storage cupboard under, vanity mirror over, close couple duel flush WC, wall mounted vertical towel radiator, wall mounted electric fan heater, PVCu opaque window to rear aspect.

First Floor Landing:

Bedroom 1 3.28m x 2.64m (10'9" x 8'8")

Cove to textured ceiling, 2 x built in storage cupboard with shelving, radiator, PVCu double glazed window to front aspect.

Bedroom 2 3.00m x 2.57m (9'10" x 8'5")

Cove to textured ceiling, radiator, PVCu double glazed window to rear aspect, door to built in over stairs storage cupboard housing wall mounted gas fired combination boiler servicing heating and domestic hot water with linen shelving.

Outside:

The property fronts on to Albert Street where parking is NOT allocated and on street. A right of way access path leads across the rear of the terraced row providing rear access with an enclosed private garden which is of low maintenance with part covered seating area.

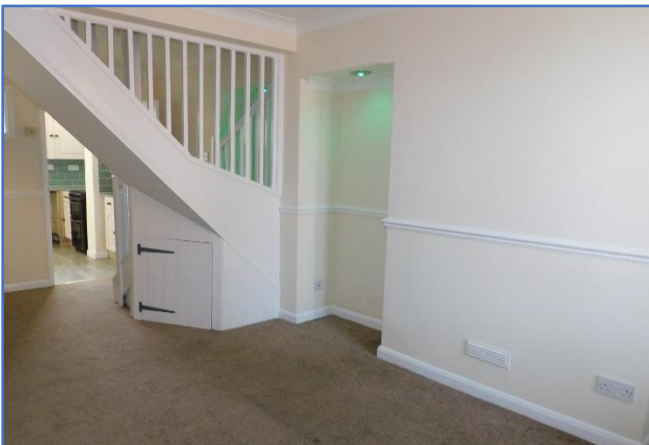
Directions:

Leave our Church Street office and turn right at the traffic lights onto High Street, take the 2nd right onto Albert Street, follow the road to the bottom where the property can be located on the left-hand side. For satellite navigation, the property postcode is: PE12 7DR.

Council Tax

A - South Holland Disctric Council

EPC - C






Client money protection for landlords and tenants

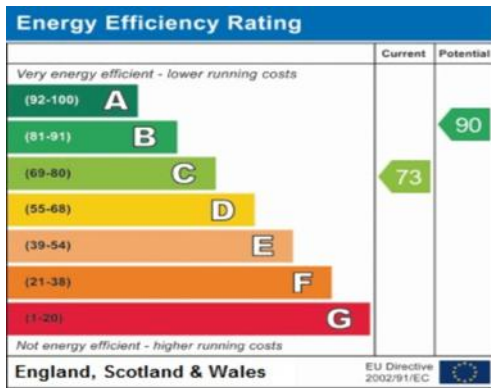
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is a member of Client Money Protect

Membership no: CMP008422
 Date of issue: 01/04/2026
 Expiry date: 31/03/2027

Eddie Hooker
 Eddie Hooker
 Client Money Protect



Reference:
 Albert Street Rental



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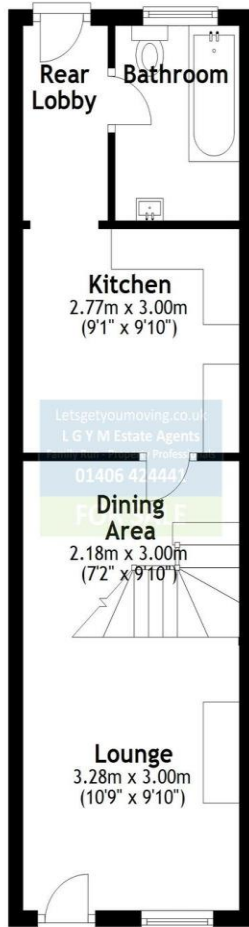
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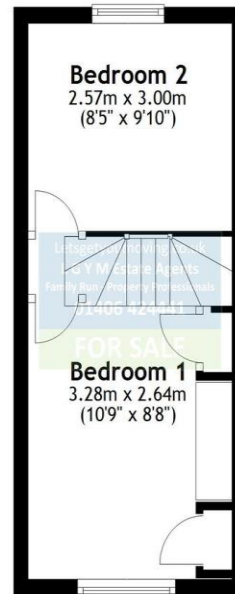
Ground Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



First Floor

Approx. 18.9 sq. metres (203.1 sq. feet)



Total area: approx. 51.7 sq. metres (556.4 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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