



Cross Street, Holbeach Spalding PE12 7DW

welcome to

Cross Street, Holbeach Spalding

BEING SOLD BY MODERN METHOD OF AUCTION. THREE BEDROOM SEMI-DETACHED HOUSE SITUATED WITHIN THE MARKET TOWN OF HOLDBACK WITH 2 RECEPTION ROOMS AND FAMILY BATHROOM. BOOK YOUR VIEWING TODAY.



Auctioneer's Comments

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Entrance

Door to the front aspect leads into the Dining room.

Staircase leading to the first floor accommodation.
Access via door to Lounge.

Lounge

19' 1" x 11' 3" (5.82m x 3.43m)
Feature fireplace, carpeted flooring, radiator.
Sash window to the front aspect. Double glazed window to the side aspect. Double glazed patio doors to the rear aspect. Archway into the dining room.

Dining Room

19' 1" x 11' 8" (5.82m x 3.56m)
Understair cupboard.

Feature fireplace.

Carpeted flooring, radiator and pendulum light.

Sash window to the front aspect.

Kitchen

12' 10" x 8' 5" (3.91m x 2.57m)
Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drain, electric oven with gas hob and extractor fan over, space for washing machine and fridge/freezer, tumble dryer and dishwasher. Tiled flooring.

Double glazed window to the side aspect.

Door to the side aspect.

Door leading to: Study,

Opening into: Dining Room

Office/ Study

8' 10" x 8' 5" (2.69m x 2.57m)
Having a door into the garden on the side aspect and windows to the side and rear aspect.

Landing

Carpeted flooring

Double glazed window to the rear aspect.

Bedroom One

11' 9" x 11' (3.58m x 3.35m)
Fitted wardrobes
Carpeted flooring and radiator. Sash window to the front aspect. Window to the side aspect.

Bedroom Two

12' 11" x 9' 4" (3.94m x 2.84m)
Electric fire with surround. Walk in Cupboard with window to front aspect over the stairs. Carpeted flooring, radiator. Sash window to the front aspect.

Bedroom Three

11' 5" x 7' 9" (3.48m x 2.36m)
Carpeted flooring, radiator

Double glazed window to the rear aspect.

Bathroom

11' 4" x 6' (3.45m x 1.83m)
Three piece suite comprising of a bath with shower over, wash hand basin and WC. Partly tiled and airing cupboard

Double glazed window to the rear aspect.

Exterior

Off-road parking to the side aspect, gated access to the rear aspect.

Rear Garden:

Enclosed established rear garden with a Lawn, Patio/seating area, an established pond and 2 sheds.

Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- For Sale by Auction - T & C's apply
- Subject to an undisclosed Reserve Price

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112551 - 0014

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