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Sales & Letting Agents



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



Waterside Gardens, Holbeach £205,000

 A well-presented two-bedroom bungalow occupying a popular residential position within easy walking distance of Holbeach town centre and its amenities.  The accommodation is arranged on a single level, offering comfortable, low-maintenance living, complemented by  off-road parking, a garage, and a  fully enclosed, easy-to-maintain rear garden.  The property is available exclusively to purchasers aged 55 and over, making it an ideal option for downsizers seeking convenient and manageable living close to the town centre.

 To book your viewing, call us ANYTIME – including evenings and weekends – on 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door to:

Entrance Hall

Radiator, coving to textured ceiling with smoke detector, access to loft space, storage cupboard with hanging space and shelving, phone point, and built-in airing cupboard housing the hot water tank with linen shelving.

Kitchen / Diner – 3.95m x 2.62m (13'0" x 8'7")

Fitted with a matching range of base and eye-level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled surround, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan-assisted oven, four-ring electric ceramic hob with extractor hood over. PVCu double glazed windows to the front and side, double radiator, ceramic tiled flooring, and coving to textured ceiling.

Lounge – 5.19m max x 3.17m max (17'0" x 10'5")

Living flame-effect gas fire with wooden surround and marble inset and hearth, double radiator, TV point, coving to textured ceiling, and PVCu double glazed French doors opening onto the rear garden.

Main Bedroom – 3.58m x 3.03m max (11'9" x 9'11")

PVCu double glazed window to the rear, fitted double wardrobes with full-length mirrored sliding doors providing hanging rail and shelving, radiator, telephone point, TV point, and coving to textured ceiling.

Bedroom Two – 3.16m max x 2.46m (10'4" x 8'1")

PVCu double glazed window to the front, radiator, TV point, and coving to textured ceiling.

Shower Room

Fitted with a three-piece suite comprising double shower cubicle with electric shower and glass screen, pedestal wash hand basin, and close coupled WC. Fully ceramic tiled walls, extractor fan, vinyl floor covering, PVCu opaque double glazed window to side, radiator, coving to textured ceiling.

Garage – 5.41m x 2.80m (17'9" x 9'2")

Attached brick-built garage with power and lighting connected. Wall-mounted gas boiler serving the heating system and domestic hot water, up-and-over door, access to loft space, and PVCu double glazed door to the rear garden.

Outside

The front of the property offers an open-plan paved area providing off-road parking and access to the single garage. A side gate leads to the fully enclosed north-facing rear garden, designed for low maintenance with raised planters, an outside tap, and exterior lighting.

Directions

Leaving our Church Street office, turn immediate right onto The High Street. Continue along and take the right turn onto St John's Street, then left onto Fishpond Lane. Take the left turn onto Waterside Gardens. For satellite navigation purposes, the postcode is PE12 7BY.

Council Tax Band

B – £1,746.23 from April 2025 to March 2026, South Holland District Council.

EPC – D

VIEWINGS: Strictly by appointment with the agent on 01406 424441. Available 7 days a week, including evenings & weekends – CALL US ANYTIME!

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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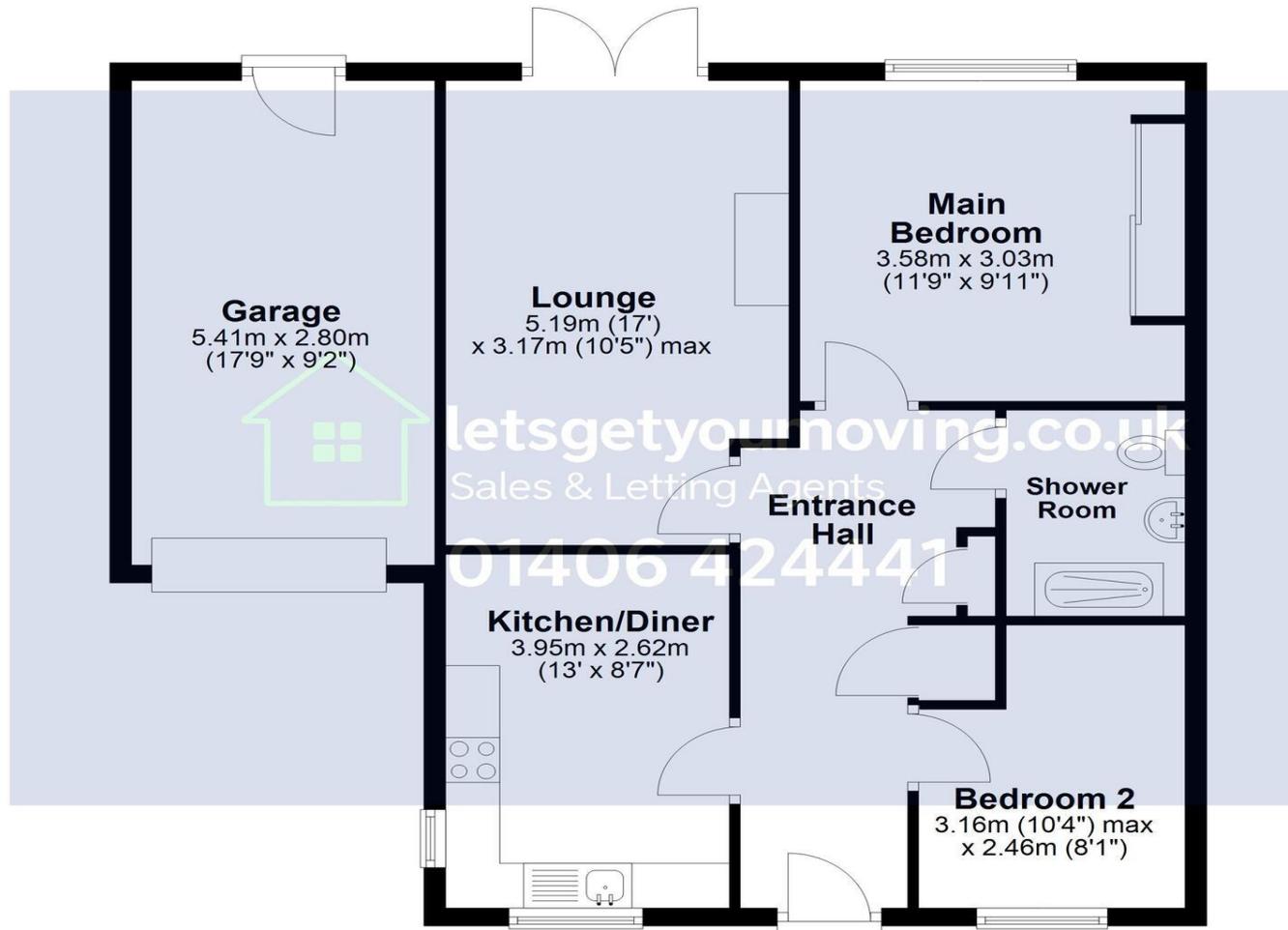
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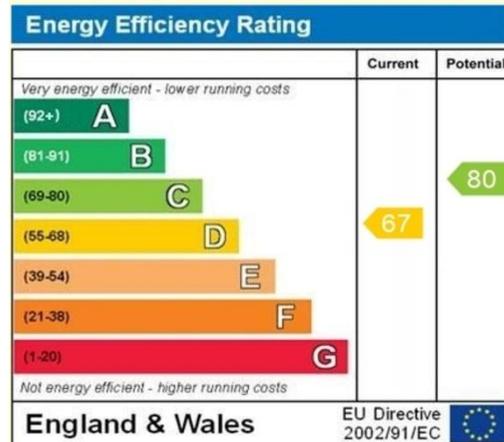
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Ground Floor

Approx. 76.9 sq. metres (827.5 sq. feet)



Total area: approx. 76.9 sq. metres (827.5 sq. feet)



Disclaimer

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