



1 Ashburton Close, Holbeach Spalding PE12 7RR

welcome to

1 Ashburton Close, Holbeach Spalding

This modern well presented Semi Detached House would make an ideal first home Situated close to supermarkets, amenities, doctors, pubs and cafes. With great road links to Spalding, Boston and Kings Lynn making it ideal for busy commuters or days out. BEING SOLD WITH NO CHAIN.



Lounge

15' 3" x 15' (4.65m x 4.57m)

Kitchen/Diner

14' 11" x 10' 2" (4.55m x 3.10m)

having range of units at wall and base level, worktops with inset sink. Integrated oven, fridge/freezer and dishwasher. Space for washing machine. French doors to the rear garden.

Cloakroom

having low level WC and wash hand basin.

Bedroom 1

9' 8" x 8' 4" (2.95m x 2.54m)

having built-in wardrobe.

En-Suite

having shower cubicle, low level WC and wash hand basin. Heated towel rail.

Bedroom 2

9' 8" x 8' (2.95m x 2.44m)

Bedroom 3

8' 4" x 6' 8" (2.54m x 2.03m)

Bathroom

having bath, low level WC and wash hand basin.

Outside

the property has off road parking to the side for 2 cars. The enclosed rear garden is laid to lawn with a patio area.

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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welcome to

1 Ashburton Close, Holbeach Spalding

- MODERN THREE BEDROOM SEMI DETACHED HOUSE ON POPULAR DEVELOPMENT BEING SOLD WITH NO CHAIN
- GOOD SIZED LOUNGE AND MODERN KITCHEN WITH FRENCH DOORS TO THE REAR GARDEN
- FAMILY BATHROOM, EN-SUITE TO MASTER AND CLOAKROOM
- OFF ROAD PARKING & ENCLOSED REAR GARDEN

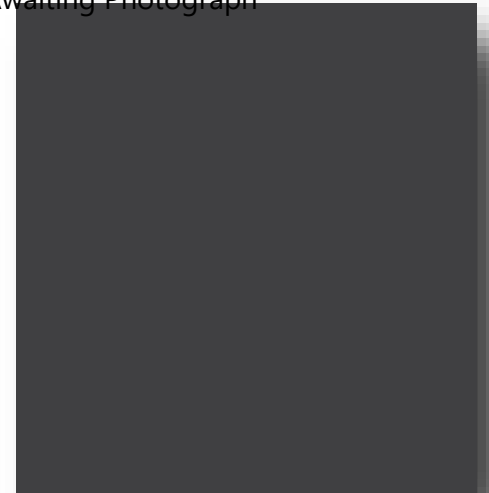
Tenure: Freehold EPC Rating: B
Council Tax Band: B

offers over

£180,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107545 - 0007

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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