



The Hollies, Holbeach Spalding PE12 7JQ

welcome to

The Hollies, Holbeach Spalding

This modern terrace house would make an ideal first time buyer or investment property. Situated in the town of Holbeach which offers supermarkets, local amenities, cafes and much more. With well presented accommodation throughout. Call the team and book a viewing on this lovely property. Call today.



Lounge

14' 7" x 6' 7" (4.45m x 2.01m)

having recessed spotlighting to ceiling. Stairs to first floor and french doors to garden.

Kitchen/Diner

14' 6" x 8' 11" (4.42m x 2.72m)

having range of units at wall and base level, polycarbonate one and a quarter bowl sink with mixer tap inset into worksurfaces, tiled floor and wall mounted boiler. Space for oven with extractor over, washing machine, fridge and freezer. Door to rear garden.

Bedroom 1

14' 8" x 8' 11" (4.47m x 2.72m)

Bedroom 2

12' 5" x 8' 5" (3.78m x 2.57m)

having built- in airing cupboard with hot water tank and shelving. Built-in wardrobe with hanging rail and shelving.

Shower Room

having walk-in shower cubicle with rainfall shower, body jets and hand shower attachment. mood lighting, Bluetooth connectivity. Vanity wash hand basin and low level WC. Heated towel rail.

Outside

having allocated parking for two cars, low maintenance garden with path to the front entrance door with storm porch. The enclosed rear garden is laid to gravel with inset shrubs, garden store with power and lighting.

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

The Hollies, Holbeach Spalding

- TWO DOUBLE BEDROOM TERRACED PROPERTY IN POPULAR LOCATION WITHIN WALKING DISTANCE OF TOWN
- GOOD SIZED LOUNGE WITH FRENCH DOORS LEADING TO THE LOW MAINTENANCE GARDEN
- KITCHEN/DINER WITH SPACE FOR APPLIANCES
- MODERN REFITTED SHOWER ROOM
- ALLOCATED PARKING FOR TWO CARS

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over

£145,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107650 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



williamhbrown.co.uk