



Holbeach Road, Spalding PE11 2HQ

welcome to

Holbeach Road, Spalding

VIEWING HIGHLY RECOMMENDED! Two bedroom semi-detached property, AVAILABLE WITH NO CHAIN & WALKING DISTANCE TO TOWN. Lounge & kitchen. FAMILY BATHROOM & DOWNSTAIRS WC. Off road parking to the front & enclosed low maintenance rear garden.



Lounge

9' 10" x 14' 9" (3.00m x 4.50m)

Door to:

Kitchen

7' 1" x 14' 10" (2.16m x 4.52m)

Having a range of wall and base units, work surfaces and a one and a half bowl stainless steel sink.

Integrated electric oven and four ring induction hob.

Space for washing machine and fridge freezer. Door to rear garden

Wc

5' 11" x 2' 8" (1.80m x 0.81m)

Comprising two piece suite of WC and pedestal sink

Landing

Bedroom 1

10' x 10' 6" (3.05m x 3.20m)

Bedroom 2

7' x 11' 8" (2.13m x 3.56m)

Bathroom

6' 5" x 7' (1.96m x 2.13m)

Comprising three piece of WC, pedestal sink and bath with thermostatic shower. Extractor, heated towel rail and shaving point

Outside

To the front of the property there is off road parking for one car. The rear garden is fully enclosed by timber fencing and low maintenance in its entirety, being laid to paving

Agents Note

"Please note 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

Holbeach Road, Spalding

- MODERN TWO BEDROOM SEMI-DETACHED PROPERTY WITH NO CHAIN
- LOUNGE & KITCHEN
- FAMILY BATHROOM & DOWNSTAIRS WC
- OFF ROAD PARKING TO FRONT
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: A

£155,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113312 - 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.

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