

## Fleet Street, Holbeach

£575 PCM



A refurbished two-bedroom semi-detached cottage for rent in the town of Holbeach, close to town centre. In brief: Lounge, kitchen, family bathroom and two bedrooms. Enclosed rear garden area. No parking outside the property.

The property is available for viewing call 01406 424441 Deposit of £663.00 will be required.

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



## Accommodation Comprises:

PVCu double glazed entrance door:

Kitchen 3.33m (10'11") x 2.28m (7'6") max

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, plumbing for automatic washing machine, space for fridge, built-in electric fan assisted oven, built-in four ring halogen hob with extractor hood over, PVCu double glazed window to rear, radiator, ceramic tiled flooring, smoke detector, co detector, stairs to first floor landing with understairs storage, open plan to:

Lounge/Diner 4.03m (13'3") x 4.03m (13'3")

PVCu double glazed window to front, wooden surround and slabbed hearth, double radiator, laminate flooring, telephone point, TV point, central heating thermostat.

First Floor Landing Door to:

Main Bedroom 4.03m (13'3") max x 2.75m (9')

UPVC double glazed window to front, double radiator, fitted carpet.

Bedroom 2 3.15m (10'4") x 1.78m (5'10")

UPVC double glazed window to front, radiator.

Family Bathroom:

Fitted with three-piece suite comprising deep panelled bath, pedestal wash hand basin, close coupled WC, fully ceramic tiled walls, heated towel rail, extractor fan, radiator, vinyl floor covering.

Outside:

Gate leading to a Paved and gaveled enclosed with wood panel fencing.

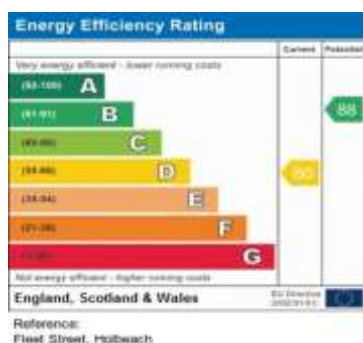
Directions:

Leave our Church Street office and turn right at the traffic lights and proceed along High Street, on to Fleet Street where the property can be located on the right-hand side, opposite the Police Station. For satellite navigation, the property postal code is PE12 7AG.

Council Tax Band

Band A £1253.61 South Holland District Council

EPC – D





## Ground Floor

Approx. 26.7 sq. metres (287.8 sq. feet)



## First Floor

Approx. 25.0 sq. metres (269.4 sq. feet)



**Total area: approx. 51.8 sq. metres (557.2 sq. feet)**

Floor plans are for a guide only and should not be scaled.  
Plan produced using PlanUp.

## Disclaimer

**VIEWINGS:** Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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### Misdescriptions Act 1991

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