

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

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

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.

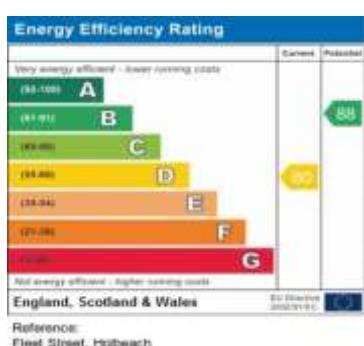
Directions:

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!

RIGHTMOVE - ZOOPLA - ON THE MARKET - ALL MAJOR WEBSITE COVERAGE.

AVAILABLE 7 DAYS A WEEK, ONE STOP PROPERTY SHOP, FULL COLOUR BROCHURE, FREE FLOOR PLANS, MONTHLY UPDATE CALLS, ENERGY PERFORMANCE CERTIFICATES, FULL RENTAL SERVICES, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

"We strive for results, it's what we do best" 25 YEARS + IN THE INDUSTRY

HELP TO BUY, 95% MORTGAGES - WHOLE OF MARKET MORTGAGE SERVICES

DOES YOUR AGENT PROVIDE A FLOOR PLAN FREE OF CHARGE? WE DO! CALL US NOW TO SEE HOW WE CAN HELP SELL YOUR HOME.....

Money Laundering Regulations 2003

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 will be no delay in agreeing the sale.

Misdescriptions Act 1991

For clarification we wish to inform any prospective purchasers that these particulars have been prepared as a general guide only and their accuracy is not guaranteed, they do not form part of any contract. These details, pictures and floor plans where applicable remain the property of letsgetyoumoving.co.uk and may not be duplicated, copied or used in any other way without our consent. We have not carried out a detailed survey nor test of services, appliances nor any other specific things mentioned. Any buyer is advised to obtain verification from their solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.

L G Y M Estate Agents
Providing the Ultimate Service
in Holbeach

Open 9am - 9pm 7 Days A Week
www.letsgetyoumoving.co.uk
01406 424441