



The Brambles, Holbeach £167,000

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



The perfect starter home or investment property, set in a popular location of Holbeach. The property benefits from gas central heating and PVCu double-glazing throughout. In brief: entrance hall, kitchen/diner, lounge, two bedrooms, family bathroom. Open plan to the front with off road parking for 2 vehicles and an enclosed rear garden. Call us ANYTIME - 01406 424441.

Accommodation Comprises:

PVCu double-glazed entrance, door to:

Entrance Hall

Laminate flooring, telephone point, central heating thermostat, coving to textured ceiling, smoke detector, stairs to first floor landing, door to:

Kitchen/Breakfast Room 3.81m (12'6") max x 3.19m (10'6")

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, tiled surround, wall mounted gas boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for fridge/freezer, fitted gas oven, built-in four ring induction hob with extractor hood over, PVCu double-glazed window to front, double radiator, vinyl floor tiles, telephone point, coving to textured ceiling with recessed ceiling spotlights, under-stairs storage cupboard, door to:

Lounge 4.82m (15'10") x 3.52m (11'7")

PVCu double-glazed window to rear, double radiator, laminate flooring, telephone point, TV point, dado rail, wall lights, coving to textured ceiling, PVCu double-glazed French doors to garden.

First Floor Landing

Coving to textured ceiling, access to insulated loft space, door to:

Main Bedroom 3.86m (12'8") x 3.61m (11'10")

PVCu double-glazed window to front, radiator, telephone point, TV point, coving to textured ceiling, airing cupboard with hot water cylinder, linen shelving, over-stairs storage cupboard with hanging space.

Bedroom 2 3.15m (10'4") x 2.63m (8'8")

PVCu double-glazed window to rear, radiator, coving to textured ceiling.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent electric shower over, vanity wash hand basin with base cupboard, close coupled WC, fully ceramic tiled walls, extractor fan, shaver point, PVCu double-glazed window to rear, radiator, vinyl floor covering, coving to textured ceiling with recessed ceiling spotlights.

Outside

The front of the property is an open plan area laid to lawn with paved parking area (for 2 vehicles) complete with outside tap and lighting. A side gate leads to the enclosed rear garden, wood panel fencing, mainly laid to lawn, patio area, wooden picket fencing.

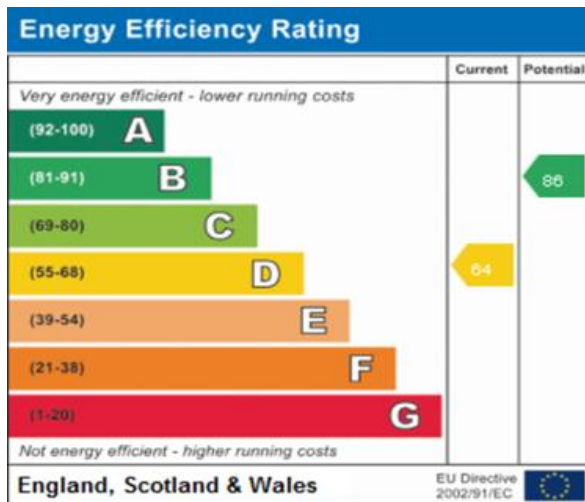
Directions

Leave our Church Street office and turn right onto High Street and proceed along onto Fleet Street, at the Catholic Church turn left onto Foxes Lowe Road, take your next right onto The Brambles follow the road to your right, where the property can be located on the right-hand side. For satellite navigation, the property postcode is: PE12 7JU.

Council Tax

Band B - £1,580.43 from April 2023 to March 2024, South Holland District Council.

EPC - D







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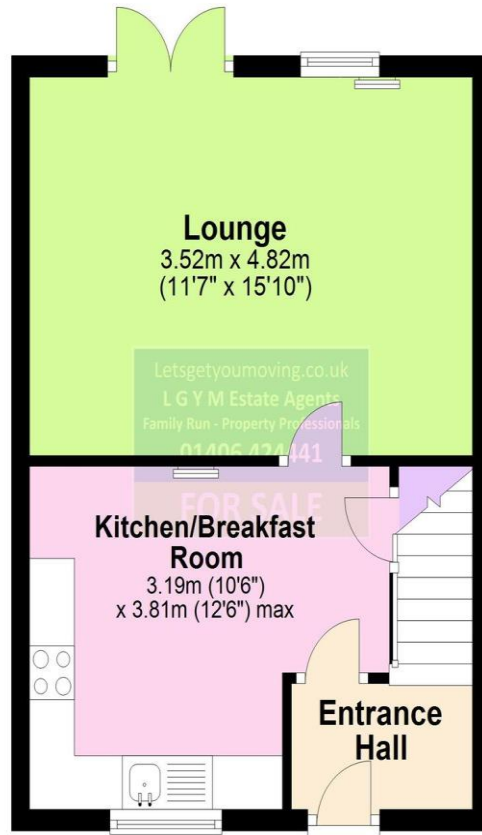
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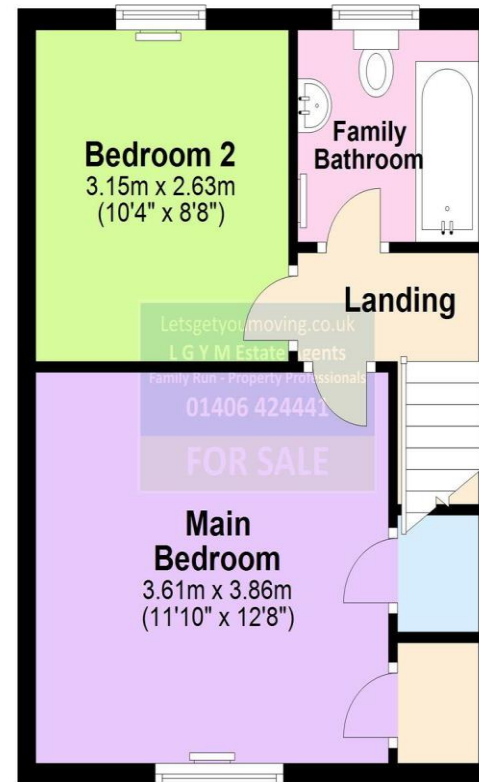
Ground Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.0 sq. feet)



Total area: approx. 65.5 sq. metres (705.3 sq. feet)

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



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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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The advertisement features a family of three (a man, a woman, and a young girl) standing in front of a wooden fence. The man is on the left, the woman is on the right, and the girl is in the middle. They are all smiling and pointing towards the camera. The background is a bright blue sky with white clouds. The text is overlaid on the image in white and blue colors. A blue button with a white mouse cursor is located at the bottom right.