



Tony Worth Close, Holbeach £264,950

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



A traditionally built Jelson three-bedroom detached property set on a quiet new development that's also within easy walking distance of Holbeach town centre. In brief: entrance hall, lounge, kitchen/diner, cloakroom, stairs to first floor landing, three bedrooms one with En-suite, family bathroom. Outside is open plan with views over the landscaped green space. The driveway leads to off road parking and a single garage, side gate to the enclosed rear garden.

Accommodation Comprises:

PVCu double glazed entrance door to:

Entrance Hall

Radiator, fitted carpet, central heating thermostat, smoke detector, stairs to first floor landing, storage cupboard, broadband point, door to:

Lounge 3.94m (12'11") x 3.44m (11'3")

PVCu double glazed window to front, PVCu double glazed box window to side, radiator, fitted carpet, telephone point, TV point.

Kitchen 3.54m (11'7") x 3.04m (10')

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled surround, integrated fridge/freezer, dishwasher, plumbing for automatic washing machine, fitted electric fan assisted double oven, built-in five ring gas hob with extractor hood over, PVCu double glazed window to rear, ceramic tiled flooring, power point with USB ports, recessed ceiling spotlights, CO detector.

Dining Area 3.60m (11'10") x 2.54m (8'4")

PVCu double glazed windows to rear and side, radiator, vinyl floor covering, PVCu double glazed French doors to garden, open plan to:

Cloakroom

Fitted with two-piece suite comprising, pedestal wash hand basin, close coupled WC, tiled splashback, radiator, vinyl floor covering.

First Floor Landing

PVCu double glazed window to front, radiator, fitted carpet, storage cupboard housing wall mounted gas boiler serving heating system and domestic hot water. door to:

Main Bedroom 3.60m (11'10") x 3.21m (10'6")

PVCu double glazed window to rear and side, radiator, fitted carpet, telephone point, TV point, central heating thermostat, sockets with USB ports, access to insulated loft space door to:

En-suite

Fitted with three-piece suite comprising tiled shower enclosure with fitted mains shower and folding glass door. Pedestal hand wash basin, close couple WC, heated towel rail, vinyl floor covering, ceiling spotlights.

Bedroom 2 3.47m (11'5") x 2.18m (7'2")

PVCu double glazed window to front and side, radiator, fitted carpet.

Bedroom 3 3.04m (10') x 2.23m (7'4")

PVCu double glazed window to rear, radiator, fitted carpet.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent shower over and glass screen, pedestal wash hand basin, close coupled WC, part ceramic tiled walls, extractor fan, shaver point, PVCu opaque double glazed window to side, heated towel rail, vinyl floor covering with recessed ceiling spotlights.

Outside

There is a small lawned area to the front of the property, outside lighting, and an open view to the public open space, drive leading to off road parking and single garage, side gate leading to the enclosed rear garden mainly laid to lawn, outside tap, outside lighting, personal door to garage.

Directions

Leave our Church Street office and turn left at the traffic lights onto West End. Turn right onto Northon's Lane then right onto Tony Worth Close. Follow the road round to the end where the property can be located on the right-hand side.

Council Tax

Band C £1,933.17 from April 2024 to March 2025, South Holland District Council.

EPC - B

Agents Note

Management Fee is with Trustgreen last revision: 16th August 2021 cost per property £271.26 per year. Please check for any recent changes directly with Jelson site office on your visit.

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.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008

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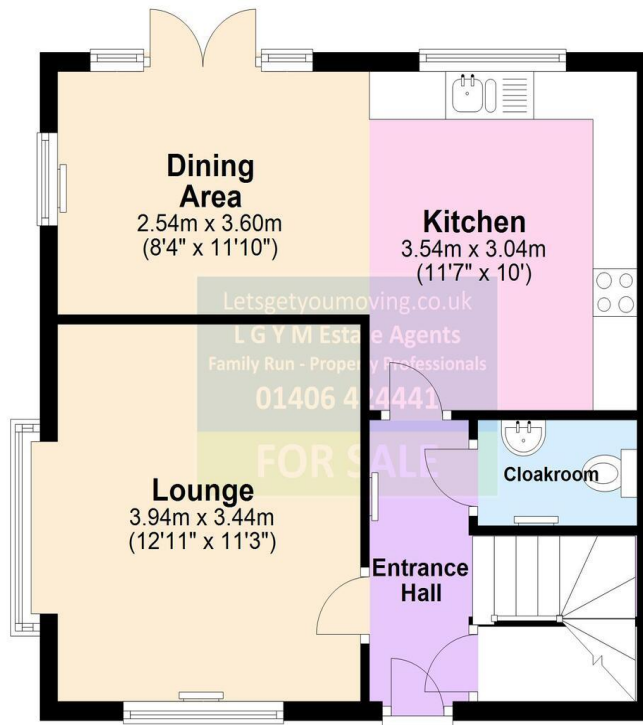
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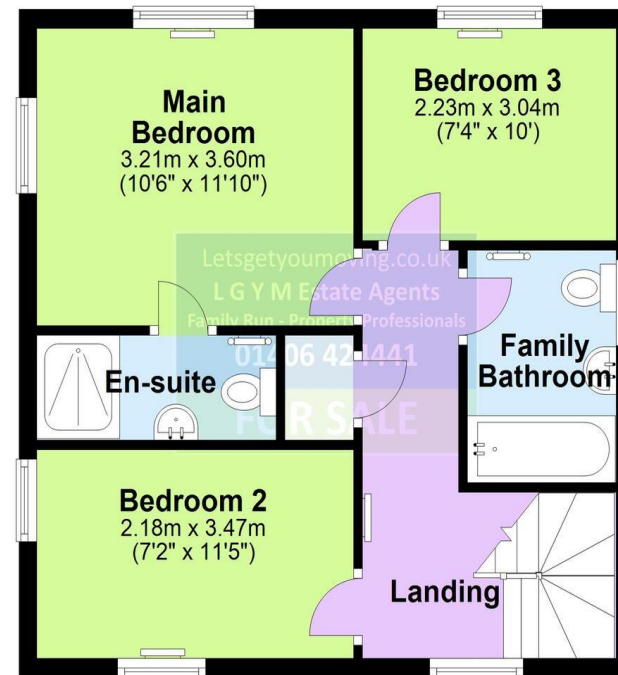
Ground Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



First Floor

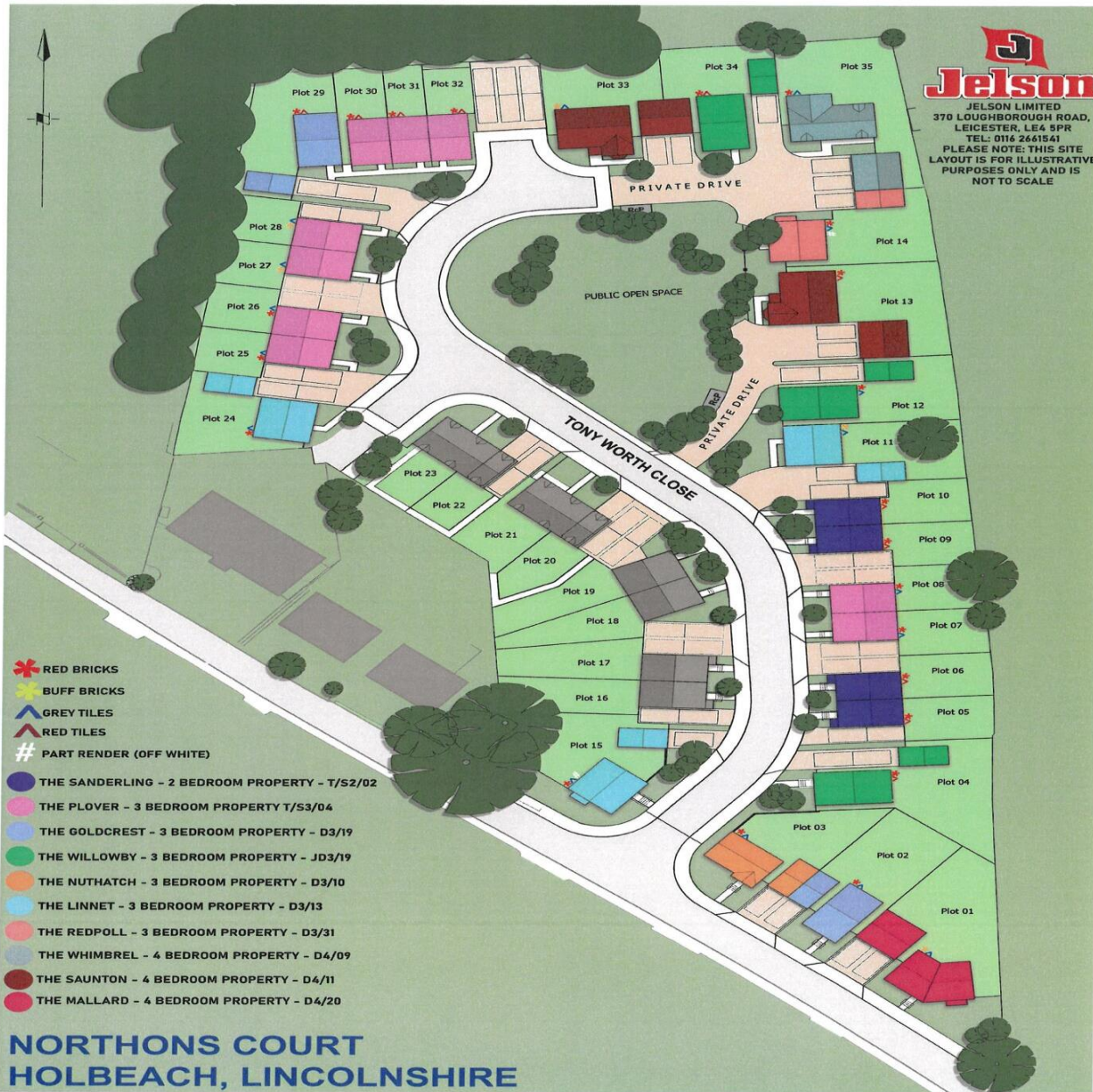
Approx. 43.8 sq. metres (471.4 sq. feet)



Total area: approx. 87.8 sq. metres (944.7 sq. feet)

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

Jelson
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 PLEASE NOTE: THIS SITE
 LAYOUT IS FOR ILLUSTRATIVE
 PURPOSES ONLY AND IS
 NOT TO SCALE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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