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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



45 Farrow Avenue, Holbeach PE12 7DG

GUIDE PRICE - £99,950 Freehold

- Ideal First Time Buy/Investment
- Requires Updating/Modernisation
- Allocated Parking
- No Chain
- One Bedroom

One bedroom terraced property situated in the town location of Holbeach. Accommodation comprising entrance lobby, lounge and kitchen to the ground floor; double bedroom and bathroom to the first floor.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Glazed door to the side elevation leading into:

ENTRANCE LOBBY

2' 11" x 6' 0" (0.89m x 1.84m) Textured ceiling, centre light point, electric consumer unit.

LOUNGE

14' 0" x 12' 11" (4.27m x 3.96m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, wall mounted gas fire, TV point. Understairs storage cupboard.

FIRST FLOOR LANDING

Textured ceiling, centre light point, access to loft space, storage cupboard off housing hot water cylinder and slatted shelving.



KITCHEN

6' 3" x 6' 10" (1.93m x 2.10m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, fitted base units, worktop over, tiled splashbacks, inset stainless steel sink with taps, plumbing and space for washing machine, space for dishwasher and fridge.



BEDROOM

10' 0" x 12' 11" (3.07m x 3.94m) UPVC double glazed window to the front elevation, textured ceiling, centre light point.



BATHROOM

6' 10" x 6' 5" (2.09m x 1.97m) Obscure UPVC double glazed window to the front elevation, textured ceiling, centre light point, part tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin and bath with shower mixer attachment tap.



EXTERIOR

2 Allocated parking spaces.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach and on approaching Holbeach Follow the High Street into Fleet Street and take the first turning on the right into Dam Gate. Continue down this road until you get to Holbeach Community Centre turn right onto Fishpond Lane and left into Farrow Avenue.

AMENITIES

The market town of Holbeach has a wide range of facilities, the larger towns of Spalding, Boston, Wisbech, Kings Lynn, and the city of Peterborough, are all within easy driving distance. Peterborough and Kings Lynn both have train services to London's King's Cross.

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



GROUND FLOOR
235 sq.ft. (21.8 sq.m.) approx.



1ST FLOOR
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA- 455 sq.ft. (42.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, equipment and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
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TENURE

Freehold

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX BAND

Band A

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Ref: S11403

ADDRESS

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		