

## Hall Gate, Holbeach

£129,995



A delightful two bed mid terraced property in the market town of Holbeach which benefits from PVCu double glazing and gas fired central heating. In brief: Lounge with dining area, kitchen, first floor to two bedrooms and the family bathroom. On street parking. Enclosed rear garden.

Call us ANYTIME - 01406 424441.

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 to:

Lounge/Diner 6.77m (22'3") x 4.12m (13'6")

PVCu double glazed box window to front, PVCu double glazed window to rear with wall mounted electric fire, two radiators, telephone point, TV point, central heating thermostat, smoke detector, door to storage cupboard. Stairs to first floor landing, door to:

Kitchen 4.45m (14'7") x 2.19m (7'2") max

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, extractor fan, wall mounted gas boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for fridge/freezer, free standing electric cooker, PVCu double glazed window to side, vinyl floor covering, PVCu double glazed entrance door to garden.

First Floor Landing

Smoke detector, insulated loft space, door to:

Main Bedroom 3.99m (13'1") x 3.34m (11')

Radiator, PVCu double glazed window to front with fitted carpet.

Bedroom 2 3.34m (10'11") x 2.64m (8'8")

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

Family Bathroom

Fitted with three piece suite comprising deep panelled bath with independent shower over and glass screen, pedestal wash hand basin and close coupled WC, vertical towel radiator, tiled surround, PVCu double glazed window to side, airing cupboard with, linen shelving, vinyl floor covering.

Outside

There is a small frontage, the rear garden is enclosed with wood panel fencing with right of way access, mainly laid to lawn.

Council Tax Band

Band A - £1,449.88 - South Holland District Council.

EPC - E

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.

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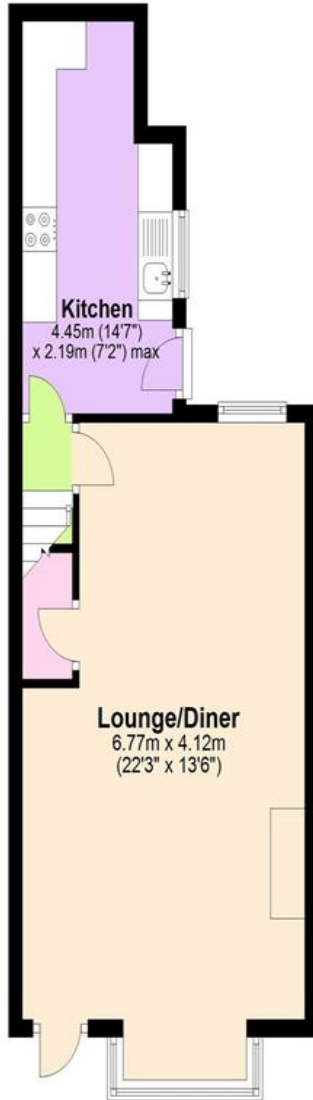
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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		82
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

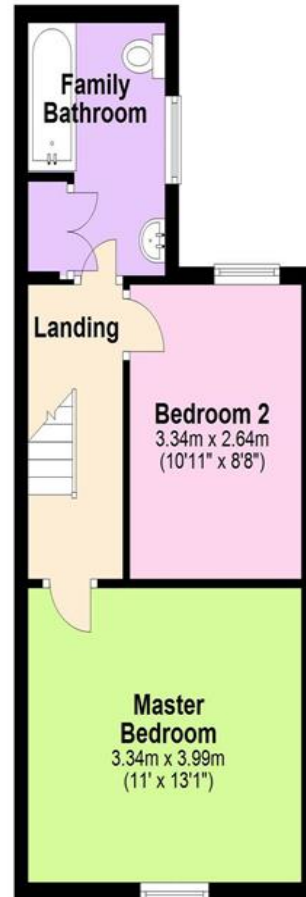
### Ground Floor

Approx. 37.3 sq. metres (401.8 sq. feet)



### First Floor

Approx. 33.4 sq. metres (359.8 sq. feet)



Total area: approx. 70.8 sq. metres (761.6 sq. feet)

### Disclaimer

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The advertisement features a photograph of a family moving into a new home. A young girl is running happily towards the camera, carrying a box. In the background, a woman and a man are also carrying boxes and walking towards the entrance. The room is filled with stacks of cardboard boxes, and bright sunlight streams in from a large window, creating a warm and inviting atmosphere.