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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



# High Street, Holbeach £99,950

Situated right in the centre of Holbeach within the conservation area, this townhouse represents a fantastic opportunity for buyers looking to refurbish, add value and create either a home or a profitable investment property. With shops, cafés, services and everyday amenities just moments away, the location is extremely convenient for both homeowners and tenants alike. 🏠📍

The property currently offers a lounge with dining area, compact kitchen, and ground floor family bathroom, with two bedrooms to the first floor. While the home would benefit from refurbishment, it provides a solid starting point for anyone wanting to modernise and significantly improve the property's value. 🛠️💡

This is the type of project that appeals to buyers who enjoy transforming a property into something special—whether that means creating a stylish town centre home or carrying out improvements to produce a strong rental investment.

Outside, the property benefits from a surprisingly generous rear garden, which is a rare feature for a central High Street property. The garden includes two useful timber stores and a right of way providing direct access back to the High Street, offering both practicality and future potential for improvement. 🌿🌸

For investors, the property offers excellent rental potential once refurbished, with an estimated rental income of around £800 PCM, making it a compelling option for anyone starting or expanding a buy-to-let portfolio. With demand for rental homes in Holbeach remaining strong, a refreshed property in this central location could provide a reliable long-term income stream. 📊📈

Although the property does not include private parking, there is a large free public car park just across the road, and regular bus services connecting Holbeach to Spalding and King's Lynn, making it well placed for commuters and tenants without a vehicle. 🚌🚶

This property is ideally suited to:

🛠️ Buyers looking for a refurbishment project

🏠 First-time buyers wanting to create their own home

📊 Investors seeking a potential £800 PCM rental return (PCM)

📈 Those wanting a value-adding opportunity in a central location

Opportunities like this—town centre property, generous garden, and genuine scope to add value—do not come along often.

Call us ANYTIME to book your viewing – 01406 424441, evenings and weekends! 📞

## Accommodation Comprises:

Entrance door to:

Lounge 4.49m (14'9") min x 3.49m (11'5") max

Single glazed window to front, radiator, laminate flooring, telephone point, TV point, two wall lights, door to:

Dining Area 2.00m (6'7") max x 1.63m (5'4") max

Laminate flooring, stairs to first floor landing, door to:

Kitchen 2.37m (7'9") x 2.09m (6'10")

Fitted with a matching range of base and eye level units, stainless steel sink unit with single drainer and mixer tap with tiled surround, space for fridge, fitted cooker, sealed unit window to rear, radiator, entrance door to garden.

Family Bathroom 2.48m (8'2") x 2.08m (6'10")

Three-piece suite with comprising, deep panelled bath with independent electric shower over and glass screen, pedestal wash hand basin, close coupled WC, extractor fan, radiator, ceramic tiled flooring.

First Floor Landing

Main Bedroom 3.59m (11'9") x 3.49m (11'5")

Single glazed window to front, cupboard with shelving, boiler cupboard housing wall mounted gas boiler serving heating and hot water, radiator, exposed wooden flooring, telephone point.

Bedroom 2 2.86m (9'5") min x 2.30m (7'7") max

PVCu double glazed window to rear, radiator, exposed wooden flooring.

Outside 🌿 🏠

The property enjoys a generous rear garden, a particularly appealing feature for a home located right in the centre of town. The space is partly enclosed, offering privacy while still providing flexibility for a range of uses such as outdoor seating, planting areas or even creating a low-maintenance courtyard style garden. 🌸 ☀️

Within the garden are two useful timber stores, ideal for storage, hobbies or workshop space. One of the stores is especially practical as it already benefits from plumbing and waste connections for a washing machine along with an electric supply, offering excellent potential as a utility area, workshop or conversion to suit your needs. 🛠️ ⚡

A right of way to the rear provides direct access back onto the High Street, making everyday living extremely convenient and allowing easy access for bikes, bins or garden equipment. 🚶 🚗

Overall, the outside space offers a rare combination of town-centre convenience with usable garden space and practical outbuildings, with plenty of scope for buyers to further enhance the area over time. 🌿 ✨

#### Directions

Leave our Church Street office and turn right onto High Street, continue along where the property can be located on the left-hand side before the Co-op. Public car parking can be found opposite the Co-op.

#### Council Tax

Band A ~ £1496.77 ~ April 2025 to March 2026, South Holland District Council.

EPC ~ D

#### Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

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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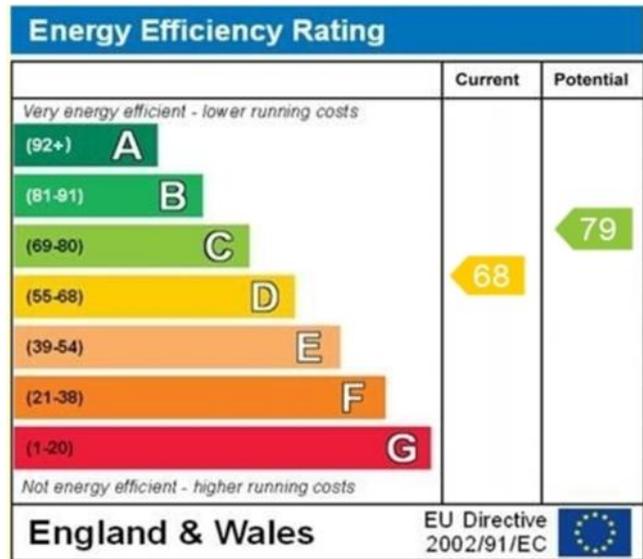
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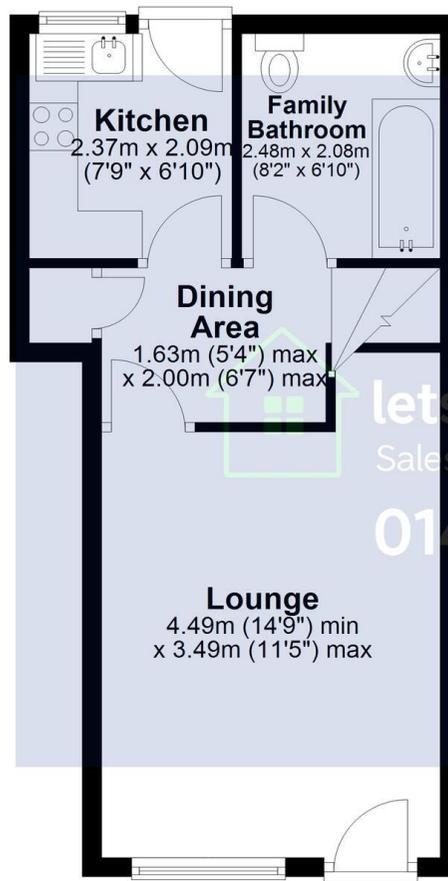
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### Ground Floor

Approx. 32.8 sq. metres (352.7 sq. feet)



### First Floor

Approx. 21.0 sq. metres (225.6 sq. feet)



Total area: approx. 53.7 sq. metres (578.3 sq. feet)

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## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

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2006-2026  
YEARS OF  
**GETTING IT RIGHT**

The banner features a dark blue background with a green and white confetti effect. On the left, a large '20' is displayed with a green ribbon below it containing the years '2006-2026' and the text 'YEARS OF GETTING IT RIGHT'. On the right, the website 'letsgetyoumoving.co.uk' is shown above the text 'Customer focused since 2006' and 'give us a call anytime for your free valuation'. A green button with the phone number '01406 424441' is positioned on the far right.