



The Hollies, Holbeach Spalding PE12 7JQ

welcome to

The Hollies, Holbeach Spalding

This detached two bedroom bungalow is within walking distance of Holbeach offering supermarkets, doctors and much more. This delightful property would be ideal for someone who is looking to downsize offering low maintenance living. Call today to book your viewing.



Porch

being of UPVC construction.

Entrance Hall

having loft access and storage cupboard.

Lounge

14' 10" x 11' 9" (4.52m x 3.58m)

having door to conservatory.

Conservatory

9' 2" x 9' 1" (2.79m x 2.77m)

being of brick and UPVC construction.

Kitchen

8' 1" x 7' 9" (2.46m x 2.36m)

having range of units at wall and base level, worktops with inset stainless steel sink. Built-in oven, dishwasher and fridge freezer. Space for washing machine.

Bedroom 1

13' 1" x 9' (3.99m x 2.74m)

Bedroom 2

8' 10" x 7' 8" (2.69m x 2.34m)

Shower Room

having shower cubicle, low level WC and wash hand basin set into vanity unit. Heated towel rail.

Outside

the property sits back behind a gravel driveway offering off road parking. The rear garden is paved with a garden shed having power and light.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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The Hollies, Holbeach Spalding

- DETACHED BUNGALOW IS TOWN CENTRE LOCATION
- TWO BEDROOMS
- LOUNGE WITH DOORS TO CONSERVATORY
- KITCHEN WITH INTEGRATED APPLIANCES
- OFF ROAD PARKING & LOW MAINTENANCE GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107558 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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