



Belle Vue Close, Holbeach Spalding PE12 7ND

welcome to

Belle Vue Close, Holbeach Spalding

Two double bedroom detached property, IN A POPULAR LOCATION WITHIN WALKING DISTANCE OF TOWN CENTRE. Good sized lounge & kitchen diner. Family bathroom & DOWNSTAIRS SHOWER ROOM. Off road parking, SINGLE GARAGE & fully enclosed garden to the rear. BOOK YOUR VIEWING



Lounge

18' x 8' 6" (5.49m x 2.59m)

Kitchen

18' x 8' 4" (5.49m x 2.54m)

having range of units at wall and base level, one and half bowl stainless steel sink and wood effect surfaces. Integrated electric oven, 4 ring gas hob and stainless steel extractor. Space for washing machine and fridge freezer. Matching fitted 2 seater breakfast bar, wall mounted gas boiler and door to garden.

Shower Room

8' 11" x 2' 7" (2.72m x 0.79m)

having shower cubicle with thermostatic shower, low level WC and wash hand basin. Heated towel rail and extractor.

Landing

loft access.

Bedroom 1

13' 9" x 10' 3" (4.19m x 3.12m)

Bedroom 2

13' 8" x 7' 4" (4.17m x 2.24m)

Bathroom

6' 4" x 6' 5" (1.93m x 1.96m)

having bath with electric shower over, low level WC and sink set into vanity unit. Extractor, heated towel rail and shaver point.

Garage

19' 4" x 9' 3" (5.89m x 2.82m)

having up and over door, power and light. Side door accessed via the rear garden.

Outside

the property has off road parking for 1 car with side gate giving access to the rear garden which is fully enclosed by fencing with lawn, paved pathway/seating area, timber shed and outside tap.

Agents Note

The current vendor has informed us that there is an annual charge of £125 on the property. He has not been asked to pay this for the last 2 years. We would

advise any potential purchaser to find out more information before purchasing.

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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welcome to

Belle Vue Close, Holbeach Spalding

- MODERN TWO DOUBLE BEDROOM DETACHED PROPERTY
- LOUNGE & KITCHEN DINER
- FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM
- OFF ROAD PARKING & SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B
Council Tax Band: B

offers over
£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST106898 - 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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