

2 bed semi-detached house to buy in PE12

Fleet Street, Holbeach, Spalding, Lincolnshire, PE12 7AG

£85,000 Starting Bid

x 2 x 1 x 1

Tenure

Freehold

On Street parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- SEMI DETATCHED
- LOUNGE
- GROUND FLOOR BATHROOM
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

A delightful two-bedroom semi-detached home, ideally situated close to Holbeach town centre. Perfect as a first-time buy or investment, with an expected rental yield of around £625–£650 pcm. Accommodation includes a lounge, fitted kitchen, breakfast room, ground floor family bathroom, main bedroom with en-suite, and a further bedroom.

Accommodation Includes:

PVCu double glazed entrance door to:

Lounge 4.19m x 4.14m (13'9" x 13'7")

Timber fire surround, marble hearth, TV point, telephone point, textured ceiling with exposed beams, staircase to first floor landing, PVCu double glazed window to front aspect.

Fitted Kitchen 4.09m x 1.80m (13'5" x 5'11")

Fitted with a matching range of wall mounted units and floor standing units with work top space over, tiled spalshback, single drainer sink unit, built in electric oven, gas hob with extractor over, opening to:

Breakfast Room 4.04m x 3.51m (13'3" x 11'6")

PVCu double glazed door to rear exit, breakfast bar area, space for fridge, space for freezer, window to side aspect, plumbing for washing machine, built in storage cupboard with shelving.

Ground Floor Family Bathroom

Fitted with a three piece suite comprising: Deep panel bath with tiled surround, electric shower over, low leve WC, pedestal wash hand basin, radiator, PVCu double glazed window to rear aspect.

Master Bedroom 4.32m x 3.20m (14'2" x 10'6")

Cove to textured ceiling, timber fire surround with tiled hearth (boarded), PVCu double glazed window to front aspect.

Shower Room

Fitted with a two piece suite comprising: Wash hand basin, shower enclosure extractor fan.

Bedroom 2 4.14m x 1.85m (13'7" x 6'1")

(Restricted head height), textured ceiling, PVCu double glazed window to rear aspect.

Outside:

Low maintenance area with access to the main entrance door. The rear garden is enclosed with wooden panel fencing with low maintenance area with timber garden store with area laid to lawn. Available now. Early viewing is essential.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £85,000

Property Type: Semi-detached house

Parking: On Street

Year built: 1919

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

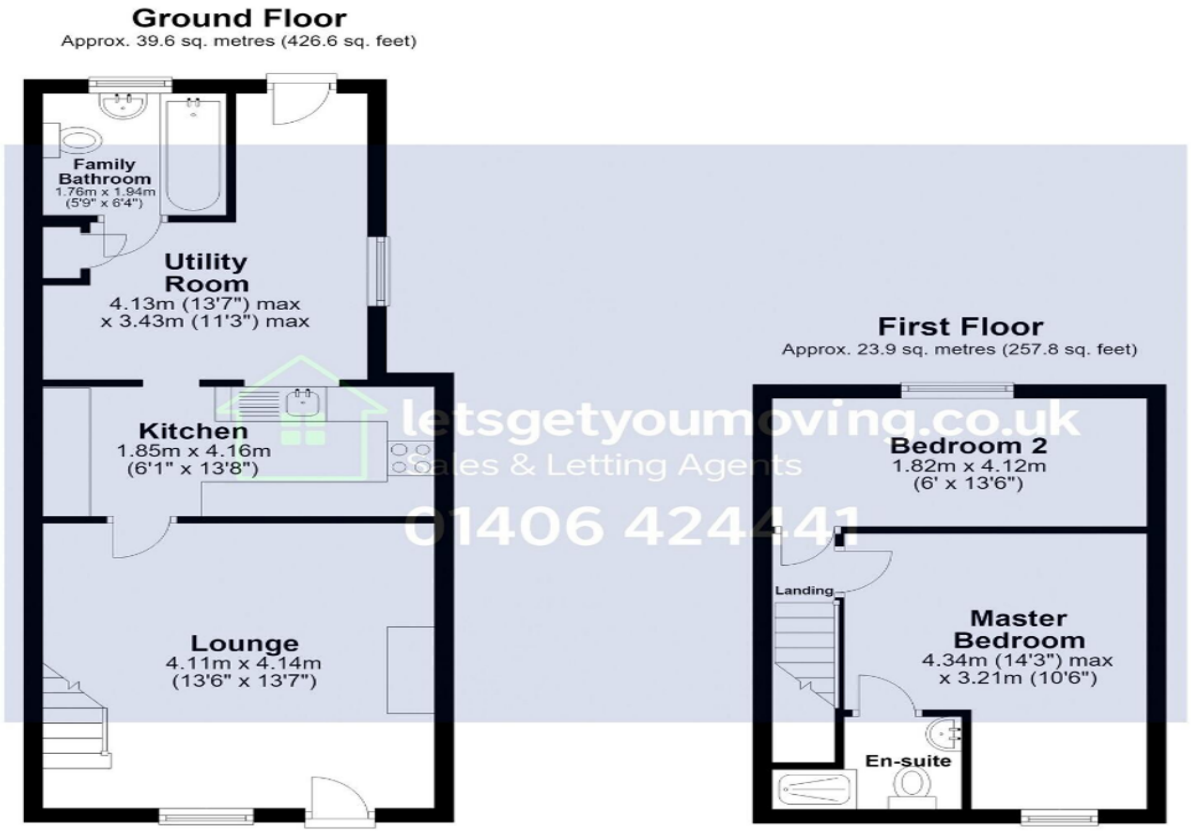
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

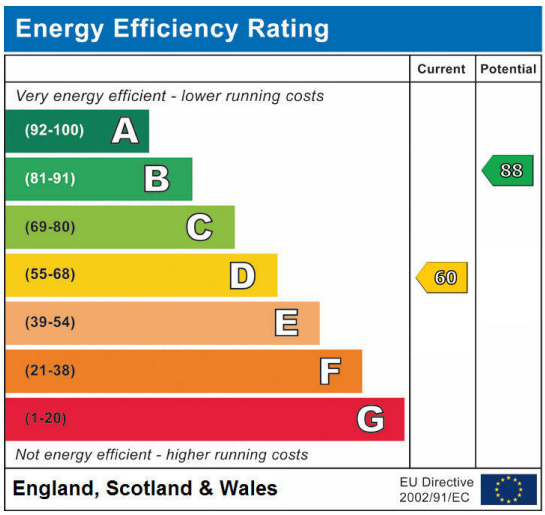
Air conditioning: No

Mobile signal coverage: Good



letsgetyoumoving.co.uk
Sales & Letting Agents
01406 424441

Total area: approx. 63.6 sq. metres (684.4 sq. feet)



Fleet Street, Holbeach, Spalding, Lincolnshire, PE12 7AG

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.