



Bull Row, Holbeach SPALDING PE12 8LH

welcome to

Bull Row, Holbeach SPALDING

IDEAL FIRST TIME/ INVESTMENT PROPERTY. This mid terrace property is ready to move into with an open plan lounge/dining room, kitchen, two bedrooms and a family bathroom. Outside there is an enclosed rear garden. having easy access to the A17 ideal for commuting or enjoying days out.



Lounge/Dining Room

20' x 12' 2" (6.10m x 3.71m)

being open plan to dining room.

ornamental fireplace set on a tiled hearth with wooden mantle.

Having stairs to first floor with understairs cupboard.

Kitchen

9' 8" x 8' 8" (2.95m x 2.64m)

having range of units at wall and base level, wood effect work surface with inset stainless steel sink. integrated electric oven, induction hob with extractor over. Space for fridge freezer and washing machine. Wall mounted boiler. Door to garden.

Cloakroom

having low level WC and wash hand basin.

Bedroom 1

13' 5" x 8' 8" (4.09m x 2.64m)

Bedroom 2

12' 2" x 10' 11" (3.71m x 3.33m)

Bathroom

having bath with shower over, low level WC and pedestal wash hand basin.

Outside

the rear garden is enclosed by fencing and a brick wall, laid to lawn with patio seating area and a garden shed.

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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Bull Row, Holbeach SPALDING

- IDEAL FIRST TIME/ INVESTMENT PROPERTY.
- OPEN PLAN LOUNGE/DINING ROOM
- TWO BEDROOMS
- FAMILY BATHROOM
- VILLAGE LOCATION WITH EASY ACCESS TO A17

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

LST107074 - 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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