

East Elloe Avenue, Holbeach, Spalding

£190,000 **Freehold**

Sharman Quinney

Key Features

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- No Upward Chain
- Kitchen/Diner
- Corner Plot
- Off Road Parking
- Utility

GROUND FLOOR

ENTRANCE HALL: UPVC Double glazed entrance door. UPVC Double glazed window to front. Radiator. Stairs to first floor.

LOUNGE: UPVC Double glazed window to front. Radiator.

KITCHEN/DINER: UPVC Double glazed window to side and French doors to rear. Fitted with a range of base and wall units. Built in oven and fitted hob. Wall mounted boiler. Stainless steel sink and drainer with mixer tap. Radiator.

LOBBY: UPVC Double glazed window and entrance door.







UTILITY/OFFICE: Two UPVC Double glazed windows.

FIRST FLOOR

LANDING: UPVC Double glazed window to side.

BEDROOM: UPVC Double glazed window to rear. Radiator.

BEDROOM: UPVC Double glazed window to front. Radiator.

BEDROOM: Two UPVC Double glazed windows to front. Radiator.

BATHROOM: Two UPVC Frosted double glazed windows. Low level WC. Wash hand basin with mixer tap. Bath with mixer tap and shower attachment. Radiator.

OUTSIDE

FRONT: Enclosed by fencing and gate. Mainly laid to lawn.

SIDE/REAR: Driveway providing off road parking. Mainly lawn to gravel.

GARAGE: Up and over door.







Ground Floor **First Floor**

Total floor area 105.5 m² (1,136 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Agents Note

Please note that the AML fee covers 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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SCAN ME



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The Property Ombudsman