



74 MARSHLAND DRIVE

SPALDING, PE12 7QW

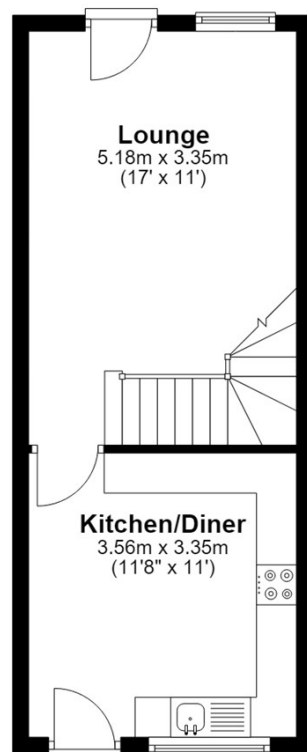
£135,000
FREEHOLD

A two-bedroom end-terrace home in a popular Holbeach location, offering excellent potential for first-time buyers and investors. Requiring some modernisation, including potential updates to the kitchen and bathroom, the property provides a fantastic opportunity to create a home tailored to your own style while adding value. Offered with spacious accommodation, a rear garden and convenient access to local amenities.



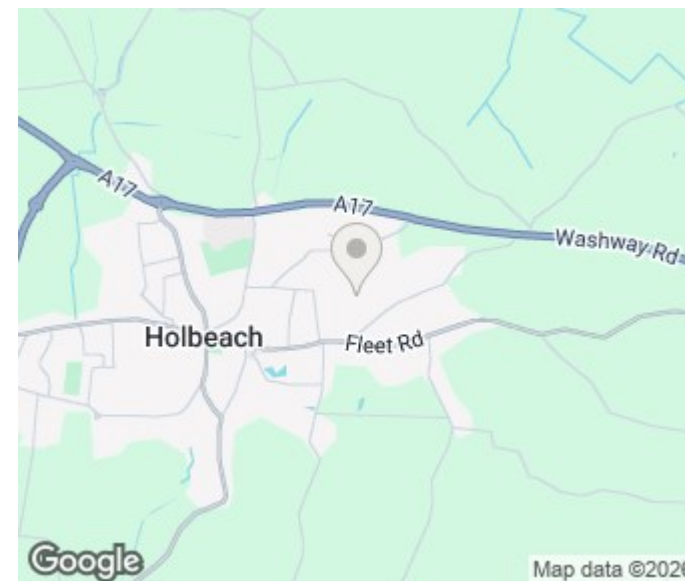
Ground Floor

Approx. 29.6 sq. metres (318.8 sq. feet)



Total area: approx. 59.3 sq. metres (638.2 sq. feet)

74 Marshlands



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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