



2B GREEN LANE SPALDING, PE12 7BZ

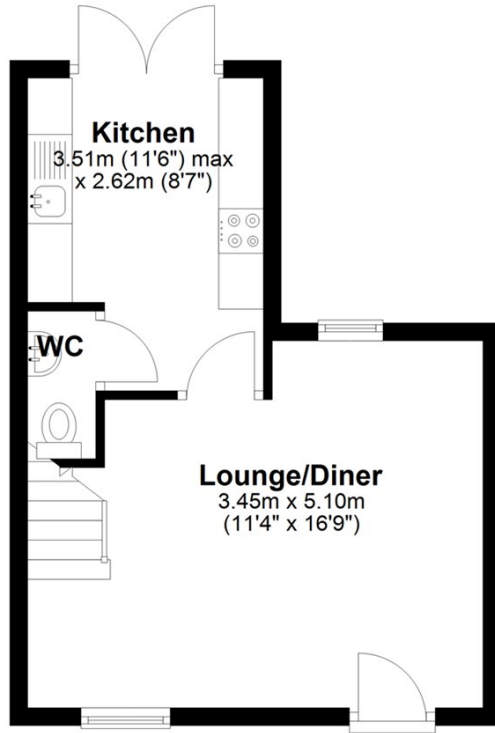
£120,000
FREEHOLD

Offered chain free, this modern semi-detached home is ideally positioned in the heart of Holbeach town centre, within easy reach of local amenities and transport links. The property offers spacious accommodation including two bedrooms, a bright dual-aspect lounge/diner, kitchen, family bathroom, and ground floor WC. Externally, there is an enclosed rear garden with gated access. Requiring some minor refurbishment, this property presents an excellent opportunity for both first-time buyers and buy-to-let investors looking to add value in a convenient central location.



Ground Floor

Approx. 28.7 sq. metres (309.3 sq. feet)



Total area: approx. 57.8 sq. metres (622.0 sq. feet)
2B Green Lane



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

Spalding Office Sales
 11 The Crescent
 Spalding
 Lincolnshire
 PE11 1AE

01775 713 888
 enquiries@sedge-homes.com
 www.sedge-homes.com

