

36 HOLBEACH ROAD SPALDING, PE11 2HQ

£149,950
FREEHOLD

Nestled on Holbeach Road in the charming town of Spalding, this modern semi-detached house presents an excellent opportunity for both investors and first-time buyers. With its contemporary design and thoughtful layout, this new build property is sure to impress.

The home features two well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is designed to be both inviting and functional, making it an ideal setting for entertaining guests or enjoying quiet evenings at home. The modern interior is finished to a high standard, ensuring a comfortable living experience.

The property boasts a well-appointed bathroom, catering to the needs of a small family or professionals. Additionally, the convenience of off-road parking for one vehicle adds to the appeal, making daily life that little bit easier.



36 HOLBEACH ROAD

- Two Double Bedrooms • Semi-Detached Property • No Forward Chain • Ideal First Time Buy • Ideal Investment • Easy Access To Local Amenities • Modern Build • Off Road Parking • Call today



Summary

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Situated in close proximity to the town centre, residents will benefit from easy access to a variety of local amenities, including shops, restaurants, and recreational facilities. This prime location enhances the property's desirability, making it a perfect choice for those seeking a vibrant community atmosphere.

In summary, this semi-detached house on Holbeach

Road is a fantastic opportunity for anyone looking to invest in a modern, low-maintenance home in Spalding. With its appealing features and convenient location, it is sure to attract interest from a wide range of potential buyers. Don't miss the chance to make this delightful property your own.

Entrance Hall

Stairs, door.

Kitchen/Diner

Window to rear, door to:

Lounge

Window to front, door to:

WC

Window to side.

Landing

Window to side.

Bathroom

Window to front, door to:

Bedroom 1

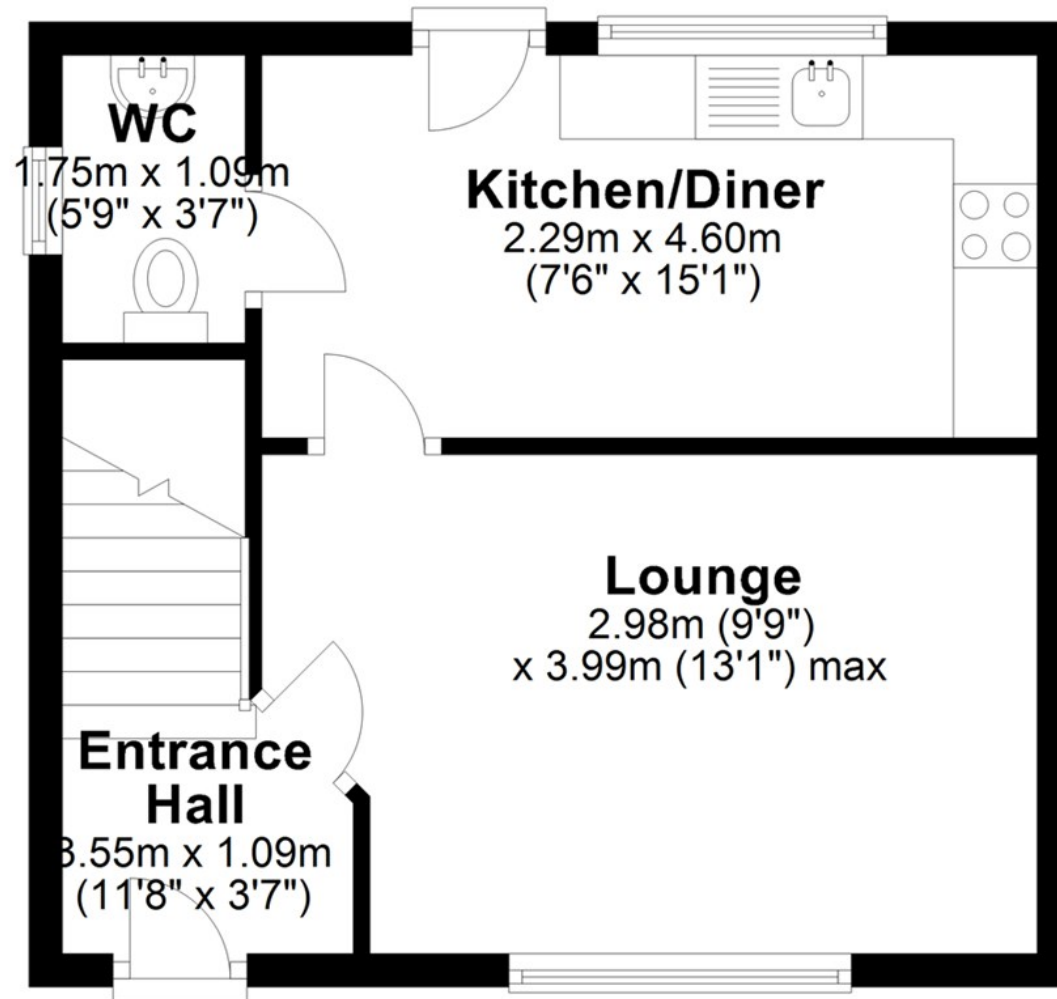
Window to front, door to:

Bedroom 2

Window to rear, door to:

Ground Floor

Approx. 31.2 sq. metres (336.1 sq. feet)



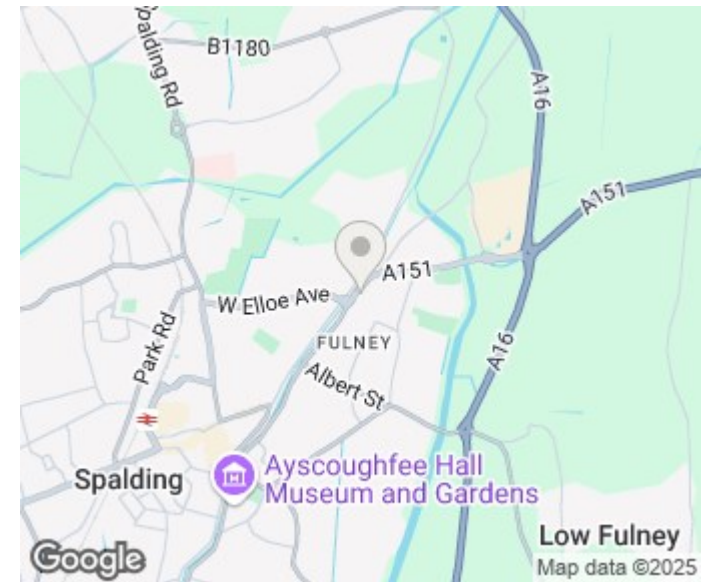
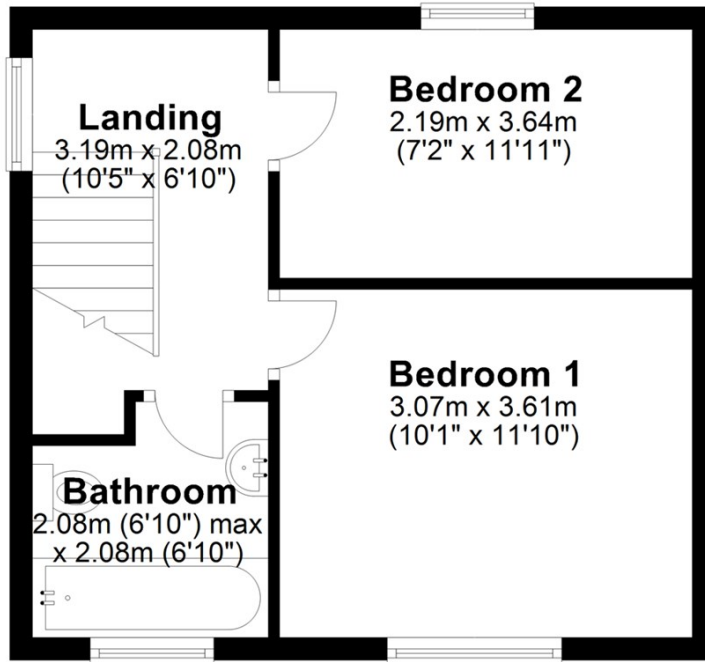
Total area: approx. 62.4 sq. metres (671.4 sq. feet)

Holbeach road



First Floor

Approx. 31.2 sq. metres (335.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	81	
(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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