



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.



74 MARSHLAND DRIVE

- Two Bedroom End-Terrace Home • Ideal First-Time Buyer or Investment Opportunity • Spacious Lounge • Kitchen/Diner • Family Bathroom • Built in the 1990s • Requires Some Modernisation and Redecoration • Excellent Potential to Add Value • Popular Residential Location • Close to Local Amenities



Summary

74 Marshland Drive, Holbeach

Situated in a popular residential area of Holbeach, this two-bedroom end-terrace home presents an excellent opportunity for first-time buyers, investors, or anyone looking for a property they can put their own stamp on. Built in the 1990s, the property offers well-proportioned accommodation throughout and is ready for a new owner to modernise and personalise to their taste.

The ground floor comprises a spacious lounge overlooking the rear garden, together with a kitchen/diner to the front of the property, providing ample space for everyday living and entertaining. Upstairs, there are two bedrooms and a family bathroom.

While the property would benefit from cosmetic redecoration and potential updating of the kitchen and bathroom, it offers fantastic potential and represents an affordable route onto the property ladder or a solid addition to a buy-to-let portfolio.

Externally, the property enjoys a rear garden and the additional benefit typically associated with an end-terrace position. Conveniently located close to local amenities, schools and transport links within Holbeach, the property is well placed for everyday convenience.

Early viewing is highly recommended to appreciate the

potential on offer.

Key Features

- * Two Bedroom End-Terrace Home
- * Ideal First-Time Buyer or Investment Opportunity
- * Spacious Lounge
- * Kitchen/Diner
- * Family Bathroom
- * Built in the 1990s
- * Requires Modernisation and Redecoration
- * Excellent Potential to Add Value
- * Popular Residential Location
- * Close to Local Amenities

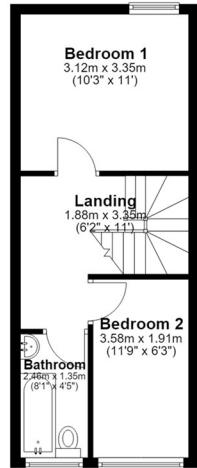
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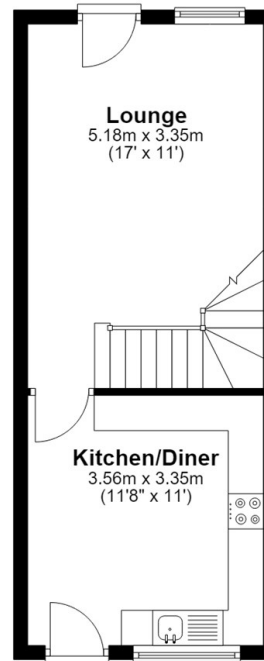
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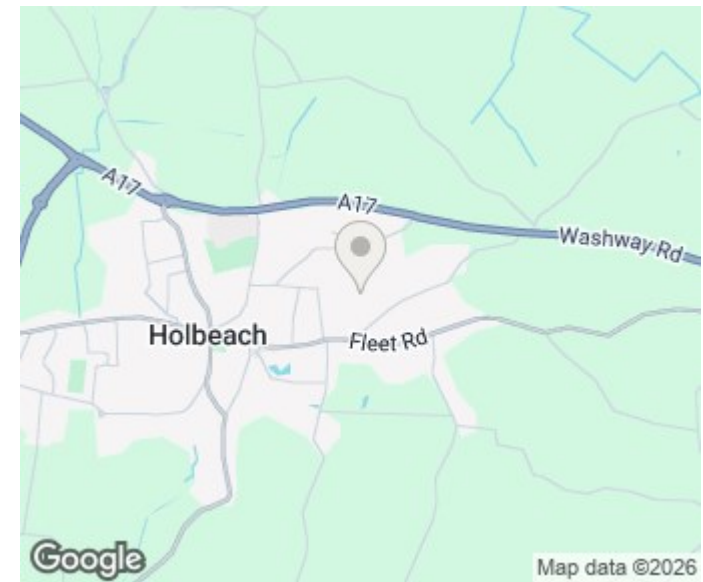
First Floor
Approx. 29.7 sq. metres (319.4 sq. feet)



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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