



33 Oxford Gardens, Holbeach, PE12 7EF

£190,000

- Three-bedroom semi-detached home in a peaceful Holbeach location
- Ideal for first-time buyers
- Ensuite to bedroom one
- Modern kitchen and bright living space
- Allocated parking for convenience
- Located at the end of a quiet cul-de-sac with private rear garden

Three Bedroom Semi-Detached Home in Holbeach

Situated at the end of a quiet cul-de-sac, this well-presented three-bedroom semi-detached property offers an ideal opportunity for buyers looking to step onto the property ladder. The home features a spacious master bedroom with en-suite, two further good-sized bedrooms, a modern kitchen, and a bright, airy living space. Outside, the property benefits from allocated parking and a private rear garden. Located in the charming market town of Holbeach, this home is perfect for families or first-time buyers seeking a peaceful setting with convenient access to local amenities.

Entrance Hall 11'8" x 6'9" (3.58m x 2.07m)



Double glazed entrance door. Coving to ceiling. Laminate flooring. Radiator. Stairs to first floor landing. Doors to WC, kitchen and lounge.

Cloakroom



Fitted close coupled toilet with push button flush and wash hand basin. Radiator.

Lounge 13'8" x 15'2" (4.19m x 4.63m)



PVCu double glazed window and French Doors to rear. Coving to ceiling. Laminate flooring. Built in understairs cupboard. Two radiators.



Kitchen 11'8" x 7'9" (3.58m x 2.38m)



PVCu double glazed window to front. Coving to

ceiling. Vinyl flooring. Fitted with a matching range of base and eye level units with roll edge work surfaces and tiled splashbacks. Space for cooker. Stainless steel sink and drainer with chrome taps over. Space for fridge freezer. Space for washing machine. Wall mounted mains gas central heating boiler.



First Floor Landing 3'6" x 8'4" (1.07m x 2.55m)



Coving to ceiling. Doors to bedrooms and bathroom.

Bedroom 1 9'10" x 9'3" (3.01m x 2.82m)



PVCu double glazed window to rear. Coving to ceiling. Radiator. Door to ensuite.

En-suite 5'4" x 5'8" (1.63m x 1.73m)



PVCu double glazed window to rear. Coving to ceiling with extractor fan. Fitted shower cubicle with mains shower. Close coupled toilet with push button flush and pedestal wash hand basin.

Bedroom 2 8'11" x 8'0" (2.72m x 2.46m)



PVCu double glazed window to rear. Coving to ceiling. Radiator.

Bedroom 3 10'1" x 6'10" (3.08m x 2.09m)



PVCu double glazed window to rear. Coving to ceiling. Radiator.

Bathroom 6'2" x 6'2" (1.88m x 1.90m)



PVCu double glazed window to side. Coving to ceiling with extractor fan. Vinyl flooring. Fitted with a three piece suite comprising panel bath with chrome taps and tiled walls. Close coupled toilet with push button flush and pedestal wash hand basin with chrome taps over.

Outside



The property can be found to the end of Oxford Gardens opposite green open space. There is allocated off road parking for two vehicles available and side gated access to the rear garden. The rear garden is enclosed by timber fencing and laid to lawn with a timber storage shed.



Property Postcode

For location purposes the postcode of this property is: PE12 7EF

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold

Council tax band: B

Charges: Communal GM £6.12 Man Fee @ 15%

£0.92 - Total £7.04 per month

Property construction: Brick built

Electricity supply: Eon

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data.

Vodafone is Limited over Voice but None over Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations:

Coalfield or mining area: No

Energy Performance rating: C78

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the

sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

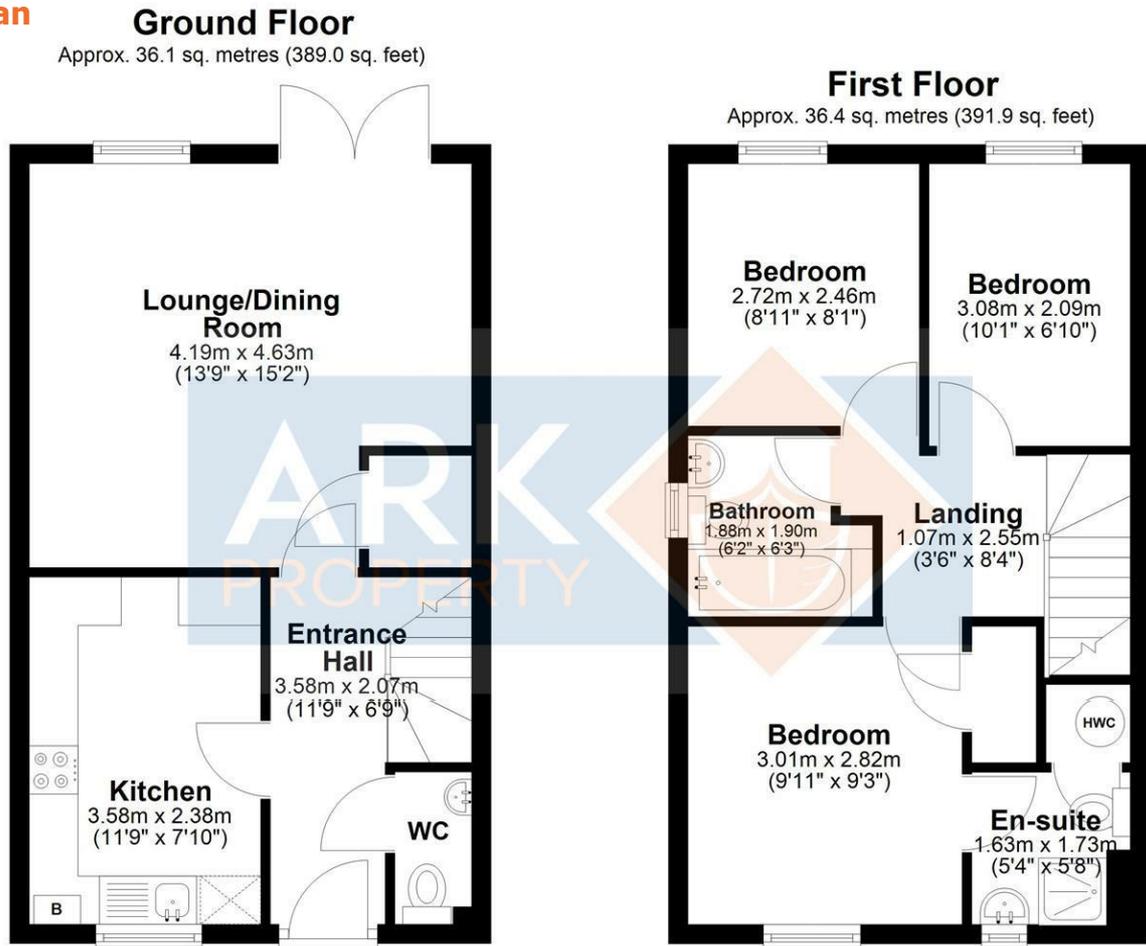
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

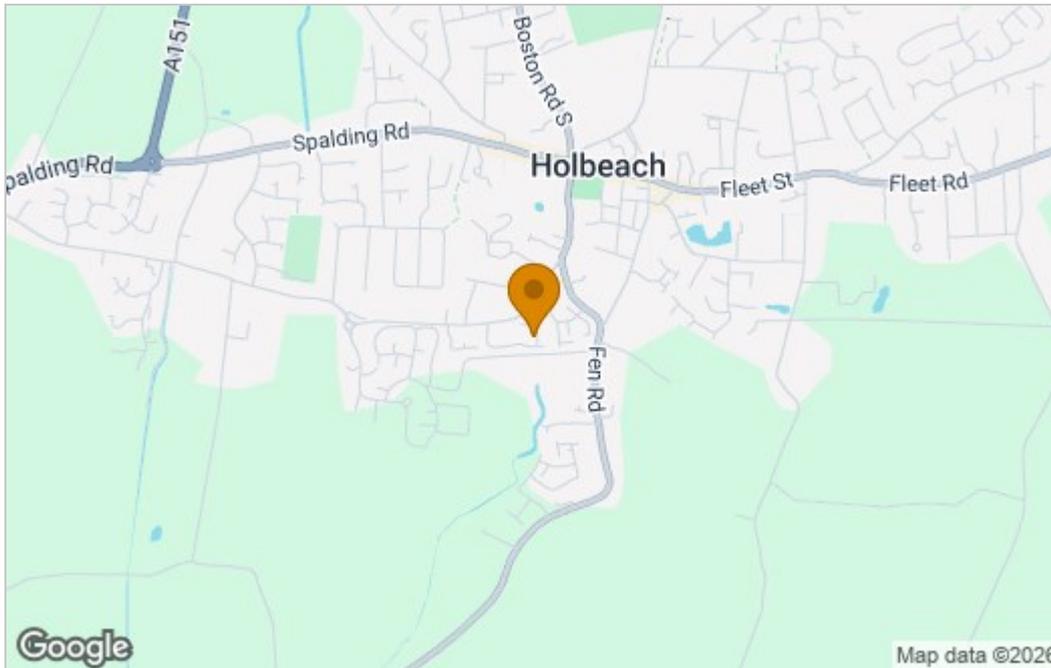


Floor Plan

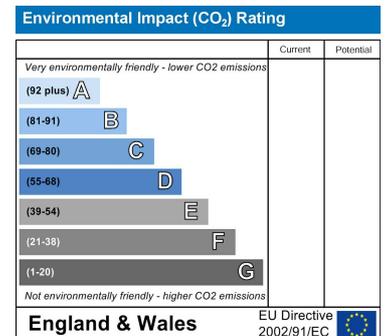
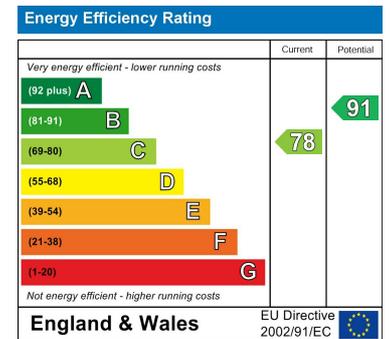


Total area: approx. 72.5 sq. metres (780.9 sq. feet)

Area Map



Energy Efficiency Graph



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