



## **18 The Brambles, Holbeach, PE12 7JU**

**£270,000**

- Three well-proportioned bedrooms in a spacious bungalow layout
- Modern kitchen and contemporary shower room finished to a high standard
- Immaculate décor throughout – ready to move straight in
- No onward chain for a smooth and hassle-free purchase
- Detached single garage plus additional off-road parking
- Generous front and rear gardens offering outdoor space to enjoy

Superb Three-Bedroom Bungalow in Holbeach – No Onward Chain.

Offered with no onward chain, this beautifully presented three-bedroom bungalow is located in a sought-after area of Holbeach. The property is in superb condition throughout, featuring a modern kitchen, stylish shower room, and tasteful, contemporary décor.

Set on a generous plot with well-maintained front and rear gardens, the home also benefits from a detached single garage, providing convenient off-road parking and storage.

A perfect opportunity for buyers seeking a move-in ready home in a quiet and well-connected location.

**Entrance Hall 9'5" x 4'11" (2.88m x 1.51m)**



PVC double glazed entrance door to front. Coving to skimmed ceiling with recessed spot lighting. Radiator. Built in airing cupboard with slatted shelving.

**Lounge 15'3" x 15'9" (4.65m x 4.82m)**



PVC double glazed windows to side and rear. Coving to skimmed ceiling and recessed spot lighting. Radiator.



**Kitchen 14'3" x 11'6" (4.35m x 3.51m)**



PVC double glazed window to front and French doors to rear. Coving to skimmed ceiling with



recessed spot lighting. Radiator. Matching range of base and eye level units with work surfaces over and matching upstands. Space for freestanding cooker and extractor hood over. Space for fridge/freezer. Space and plumbing for washing machine. Sink unit with drainer and mixer tap over. Vinyl flooring.



**Bedroom 1 12'4" x 10'1" (3.78m x 3.08m)**



PVC double glazed window to front. Coving to skimmed ceiling with recessed spot lighting. Radiator.



**Bedroom 2 11'9" x 10'1" (3.60m x 3.08m)**



PVC double glazed window to rear. Coving to skimmed ceiling with recessed spot lighting. Radiator.

**Bedroom 3 8'5" x 9'0" (2.58m x 2.76m)**



PVC double glazed window to rear. Coving to skimmed ceiling with recessed spot lighting. Radiator. Built in cupboard.

### Bathroom 8'10" x 7'10" (2.70m x 2.40m)



PVC double glazed window to front. Coving to skimmed ceiling with recessed spot lighting. Shaver point. Tiled flooring. Wall tiling. Fitted with a four piece suite comprising glazed shower cubicle with sliding door and electric shower. Double ended panel bath. Close coupled toilet with push button flush. Ceramic wash hand basin with chrome mixer tap set in vanity unit with built in storage. Chrome wall mounted heated towel rail. Extractor fan.



### Outside



Front: Gravel driveway leading to single garage. Parking for two vehicles. Pathway leading to the front door. Established lawn area. Side gated access to the rear garden.

Rear: Enclosed by timber fencing. Raised flower borders. Lawn area. Patio seating area. Timber shed. Aluminium frame greenhouse.





**Garage 16'7" x 8'9" (5.06m x 2.69m)**



Up and over vehicular door to front. Power and light connected.

**Property Postcode**

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

**Additional Information**

PLEASE NOTE:

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

**Verified Material Information**

Tenure: Freehold

Council tax band: C

Annual charge: No

Property construction: Brick built

Electricity supply: British Gas

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 Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Limited over Data. Vodafone is Limited over Voice and 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 and Single Garage

Building safety issues: No

Restrictions: A covenant is in place to maintain the appearance of the development, including a restriction on caravan storage.

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - low. 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: No

Coalfield or mining area: No

Energy Performance rating: C69

**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**

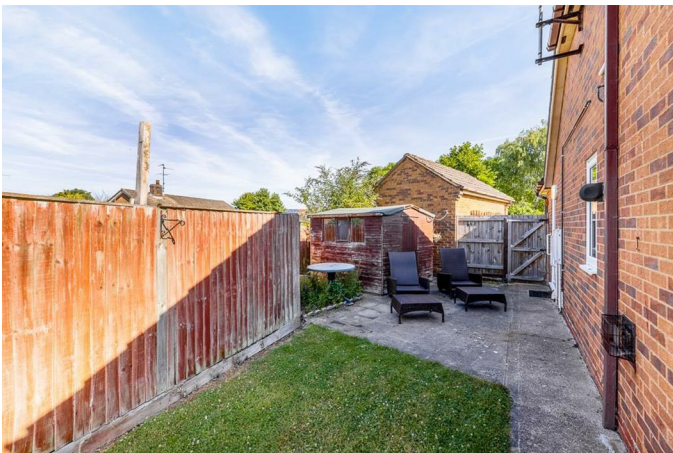
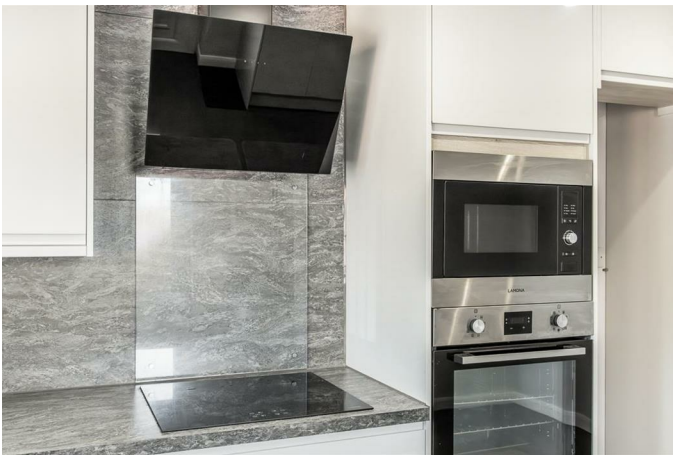
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

**Disclaimer**

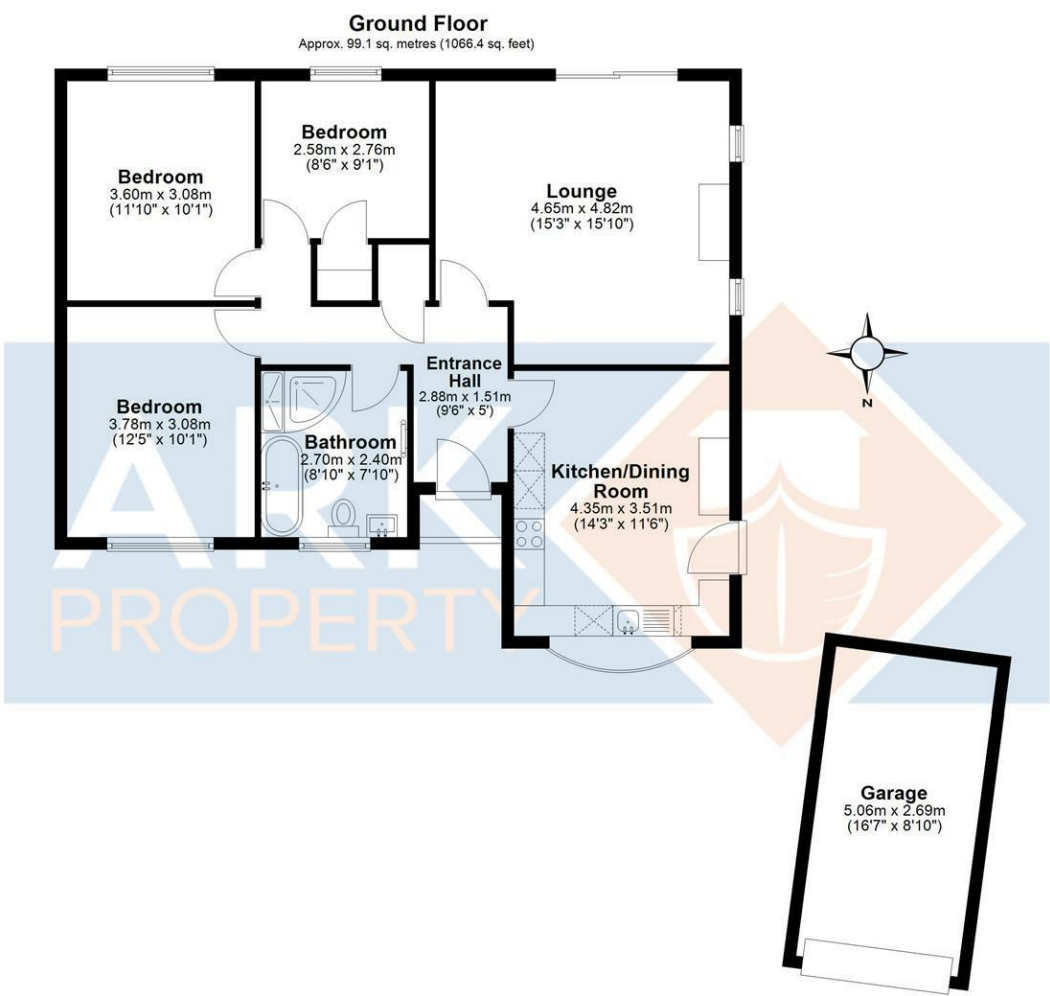
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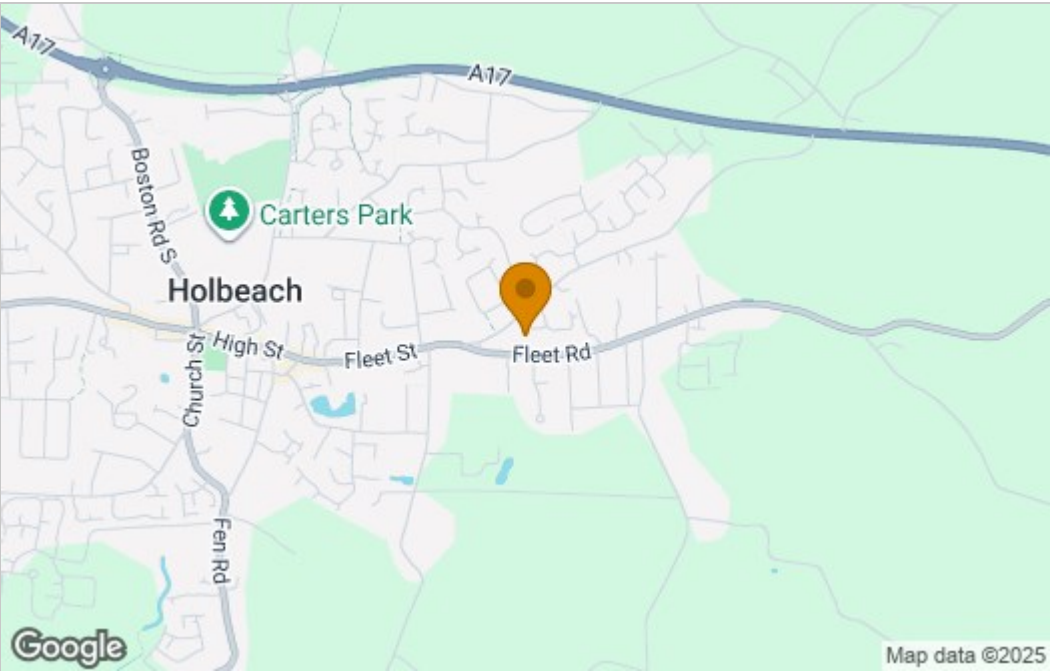


Floor Plan

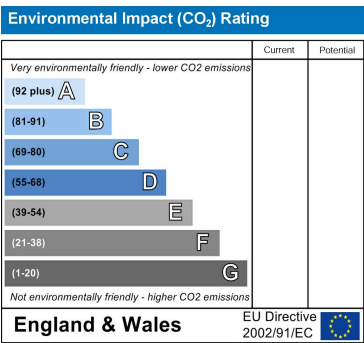
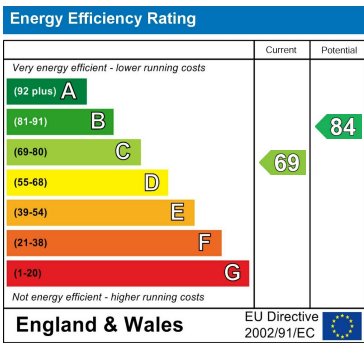


Total area: approx. 99.1 sq. metres (1066.4 sq. feet)

Area Map



Energy Efficiency Graph



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