ARK PROPERTY

Sunshine Cottage Marsh Road, Holbeach Hurn, PE12 8JY

£195,000

- Neutrally decorated throughout
- Quiet village location
- Low maintenance rear garden
- Off road parking
- Conservatory to rear
- Character and charm
- Modern refitted bathroom
- Register with Ark for all new listings

www.arkpropertycentre.co.uk
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Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Have a look at this charming and distinctive property, instantly recognisable by its vibrant yellow exterior, located in a quiet village just a short drive from Holbeach and its range of local amenities. This three-bedroom terraced home has been tastefully decorated and well maintained throughout, offering a bright and welcoming lounge, a spacious kitchen diner, and a lovely conservatory overlooking the low-maintenance, colourful rear garden. Upstairs, you'll find two double bedrooms, a generous single bedroom, and a modernised family bathroom. The property also benefits from off-road parking, making it an ideal home for a variety of buyers. Book your viewing today!

Lounge 11'3" x 17'11" (3.45m x 5.48m)

PVC double glazed windows and entrance door to front. Ceiling beams. Laminate wood flooring. Radiator.

Kitchen/Dining Room 11'6" x 17'9" (3.51m x 5.43m)

PVC double glazed window to rear. French doors leading to conservatory. Ceiling beams. Laminate wood flooring. Radiator. Matching range of base and eye level units with work surface over. Sink unit with drainer and mixer tap. Tiled splash back. Electric hob with extractor hood over. Built in oven and grill under. Integrated fridge/freezer. Space and plumbing for washing machine.

Conservatory 7'10" x 10'10" (2.41m x 3.31m)

Of brick and PVC construction. French doors leading to rear garden. Carpeted.

First Floor Landing

Doors to bedrooms and bathroom. Airing cupboard housing hot water cylinder.

Bedroom 1 10'6" x 12'2" (3.22m x 3.72m)

Window to rear. Radiator.

Bedroom 2 12'3" x 9'2" (3.74m x 2.81m)

Window to front. Radiator.

Bedroom 3 7'10" x 8'3" (2.41m x 2.52m)

Window to front. Radiator. Built in storage cupboards.

Bathroom 7'5" x 5'3" (2.27m x 1.61m)

Window to rear. Panelled bath with shower attachment over. Glass folding shower screen. Pedestal wash hand basin. Toilet

Outside

The rear garden is enclosed by timber fencing. Patio seating area. Slate chipped area with shrub borders. Pathway leading to driveway.

Property Postcode

For location purposes the postcode of this property is: PE12 8JY

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: A
Annual charge: No
Property construction: Brick built
Electricity supply: Octopus
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Cesspit
Heating: Electric 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 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
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: No
Coalfield or mining area: No
Energy Performance rating: D55

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.

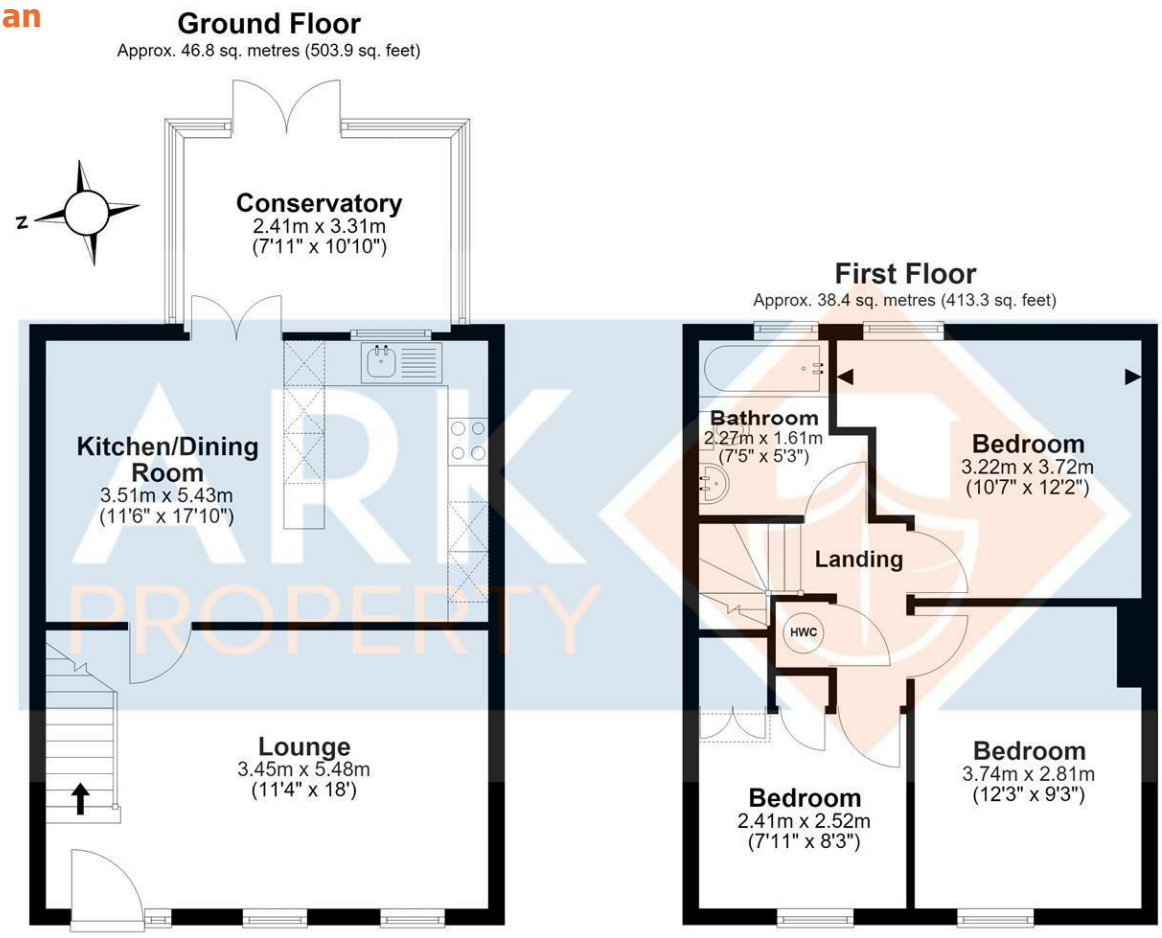
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

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

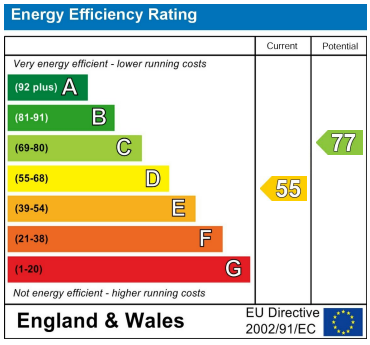


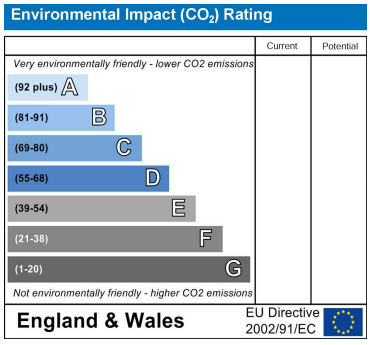
Total area: approx. 85.2 sq. metres (917.3 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map

Energy Efficiency Graph





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