

## **66 Middle Marsh Road, Holbeach St Marks, PE12 8DU**

**£200,000**

- Three-bedroom semi-detached house
- Located in the rural village of Holbeach St Marks
- Large wrap-around plot offering excellent outdoor space
- Detached single garage
- Requires some internal updating – ideal project opportunity
- Offered for sale with no onward chain

A fantastic opportunity to acquire this three-bedroom semi-detached home, set within the rural village of Holbeach St Marks. Occupying a generous wrap-around plot, the property also benefits from a detached single garage and offers excellent potential for extension or landscaping, subject to the necessary consents.

Internally, the accommodation would benefit from some updating, making it an ideal project for buyers looking to add value and create a home to their own taste. Offered for sale with no onward chain, this property presents a great opportunity for investors, renovators, or those seeking a countryside home with plenty of outdoor space.

#### **Entrance Porch**

With entrance door currently not in use.

#### **Lean To 5'8" x 9'5" (1.73m x 2.87m)**

PVC and brick construction with polycarbonate roof, vinyl floor. Door opening to kitchen.

#### **Kitchen 10'5" x 9'0" (3.18m x 2.74m)**



PVC double glazed window to side, skimmed ceiling, vinyl flooring, loft access, fitted base and eye level units, space for electric cooker, stainless steel sink and drainer. Door to bathroom.

#### **Bathroom 5'6" x 8'0" (1.68m x 2.44m)**

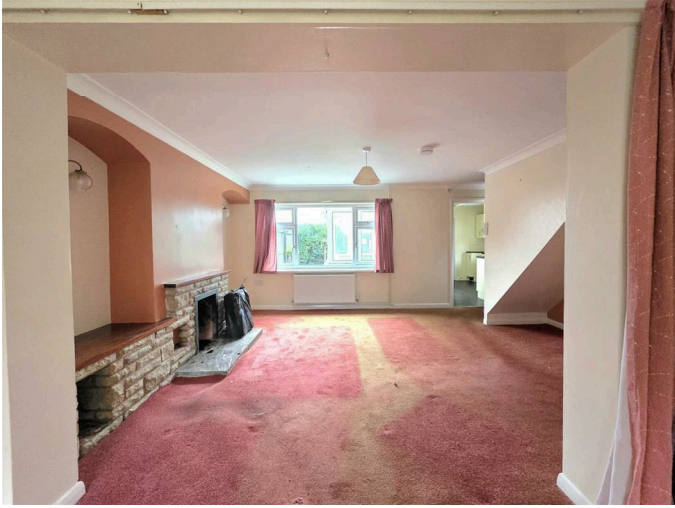


PVC double glazed window to side, skimmed ceiling with recessed spotlighting, vinyl tile floor. Fitted shower cubicle, close coupled toilet and wash hand basin set in vanity unit, towel rail.

#### **Lounge 11'6" x 15'8" max (3.51m x 4.78m max)**



PVC double glazed windows to rear and side, radiator, coving to skimmed ceiling, stairs to first floor landing. Opening to dining room. Door to utility/pantry.



**Dining Room 10'0" x 10'1" max (3.05m x 3.07m max)**



PVC double glazed window to front, coving to ceiling, radiator.

### Utility/Pantry



PVC double glazed window to front, wall mounted electric consumer unit, wall mounted oil central heating boiler.

### First Floor Landing

Loft access. Doors to bedrooms.

### Bedroom 1 12'3" x 8'6" (3.73m x 2.59m )



PVC double glazed window to rear, built in airing cupboard with hot water tank, radiator, built in over stairs cupboard.



**Bedroom 3 7'11" x 10'8" (2.41m x 3.25m)**



**Bedroom 2 7'8" x 13'7" (2.34m x 4.14m)**



PVC double glazed window to front, radiator.

### Outside



PVC double glazed window to front, radiator.



The property sits on a generous plot of front, side and rear gardens with a sweeping gravel driveway leading to the detached single garage. The rear garden is mainly laid to lawn with a variety of outbuildings including kennels, greenhouse and storage sheds.



### Garage



Detached single garage with room above.

### Property Postcode

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

### 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: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Septic tank

Heating: Oil 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 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 Variable over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: Building Materials ie Asbestos (rear extension, cement under cloak)

Restrictions: No

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: E50

### **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**

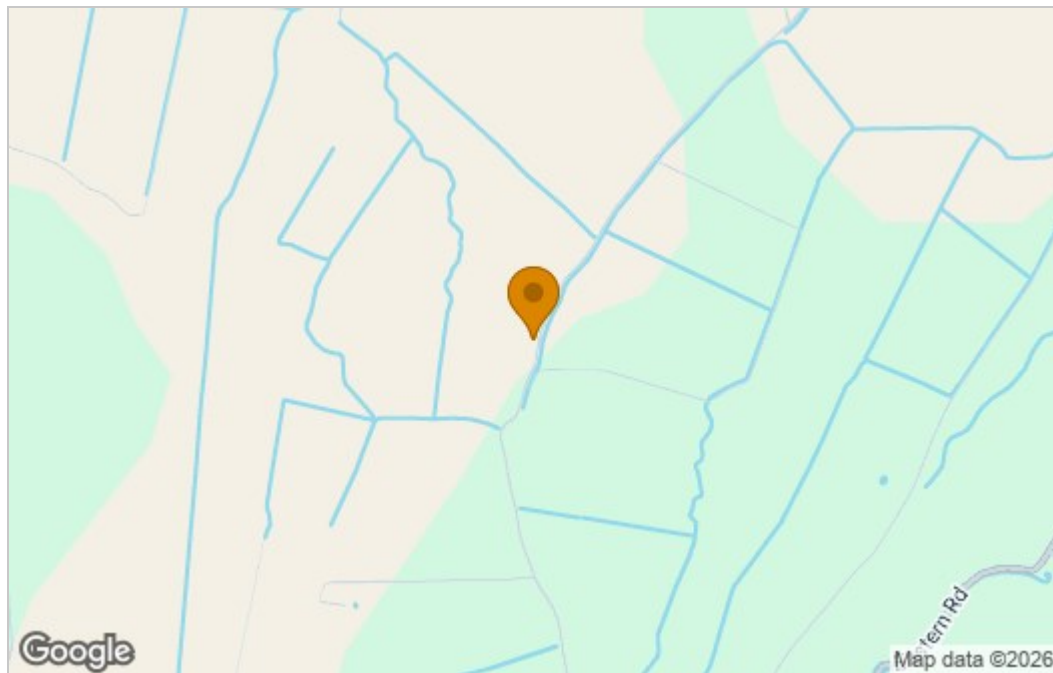
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Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

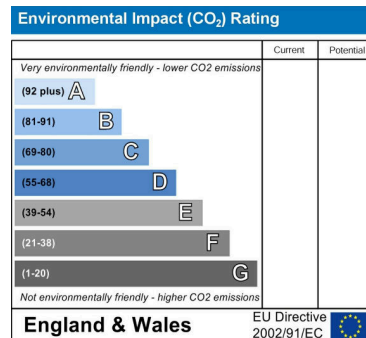
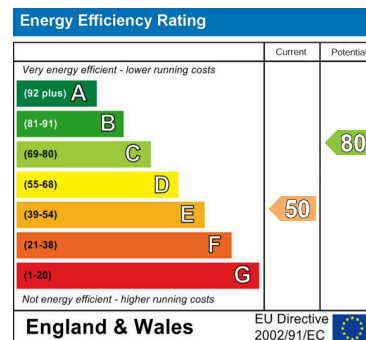
### Floor Plan



### Area Map



### Energy Efficiency Graph



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