



## 35 Harwood Avenue, Holbeach, PE12 7HY

**£260,000**

- Extended three-bedroom detached bungalow
- Sought-after location in Holbeach
- Spacious lounge and fitted kitchen
- Bright garden room extension
- Off-road parking and single garage
- Enclosed rear garden laid to lawn
- Offered for sale with no onward chain



This extended three-bedroom detached bungalow is situated in the popular town of Holbeach and is offered for sale with no onward chain. The well-presented accommodation comprises an entrance hall, a comfortable lounge, a fitted kitchen, and a bright garden room extension providing additional living space. There are three bedrooms and a modern shower room.

Externally, the property benefits from off-road parking, a single garage, and a rear garden laid mainly to lawn, offering a pleasant outdoor space. An ideal opportunity for those seeking single-storey living in a convenient location.

### Entrance Hall



PVC entrance door with matching side panel to front. Airing cupboard. Storage cupboard. Loft access. Radiator. Laminate wood flooring.

### Lounge 15'11" x 13'1" (4.87m x 4.00m)



Windows to the front and side. Feature fireplace. Radiator. Laminate wood flooring.



### Kitchen 13'6" x 9'10" (4.14m x 3.02m)



Window to side. Fitted with a matching range of base and wall units, with work surfaces over. Sink unit with drainer and mixer tap. Tiled splashbacks. Built in oven and grill. Four ring gas hob with extractor hood. Space and plumbing for washing machine and tumble dryer. Space for fridge/freezer.



**Conservatory 17'10" x 9'8" (5.44m x 2.95m)**



Windows to both sides and rear. Sliding patio doors to side. Radiator. Laminate wood flooring.

**Bedroom 3 7'10" x 9'11" (2.40m x 3.04m)**



Window to side. Radiator.

**Bedroom 1 11'7" x 9'11" (3.55m x 3.03m)**



Window to rear. Fitted units around bed. Radiator.

**Bedroom 2 9'10" x 9'11" (3.00m x 3.03m)**



Window to front. Radiator.

**Bathroom 5'6" x 7'5" (1.70m x 2.28m)**



Window to rear. Fitted three piece suite comprising corner shower cubicle. Toilet. Wash hand basin. Tiled walls. Radiator.



## Outside



To the front of the property is a gravelled driveway providing off road parking. Covered car port and paved pathway to the side of the property. The rear garden is enclosed by fencing and hedging. Mainly laid to lawn with planted borders and there are a variety of shrubs and bushes. There is a paved pathway, terrace area, garden shed and outside tap.



### Garage 19'0" x 7'9" (5.80m x 2.38m)

Having double wooden doors to front. Fitted shelving. Work bench. Power and light connected. Personnel door to rear.

### Property Postcode

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

### 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

Annual charge: No

Property construction: Brick built

Electricity supply: EDF

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 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: 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: C70

### 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.

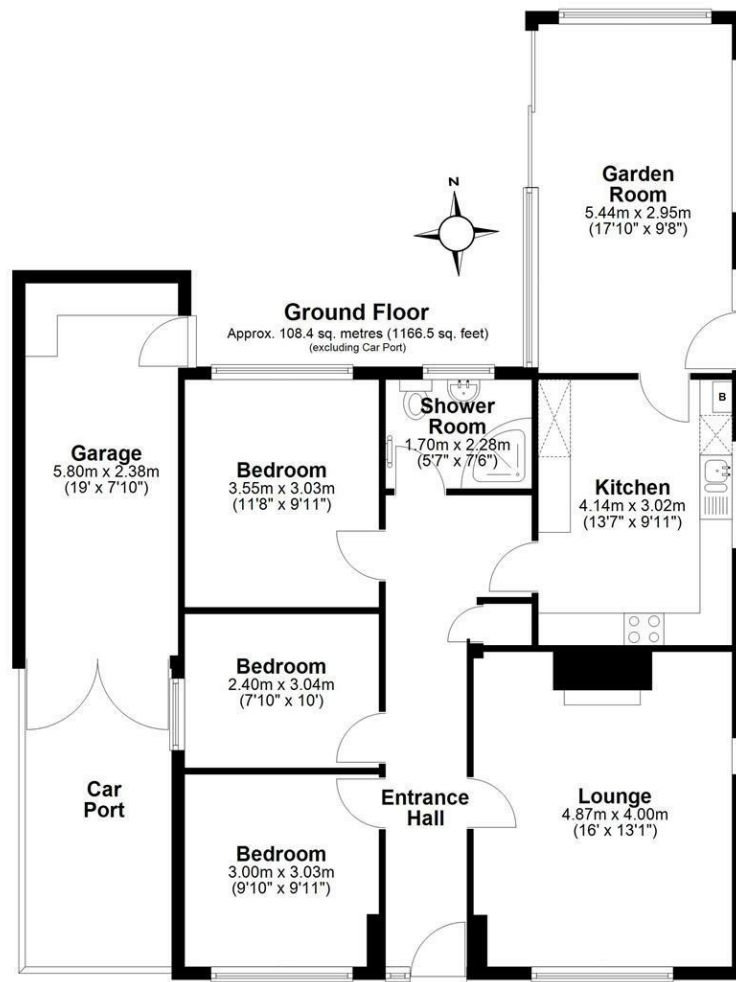
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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

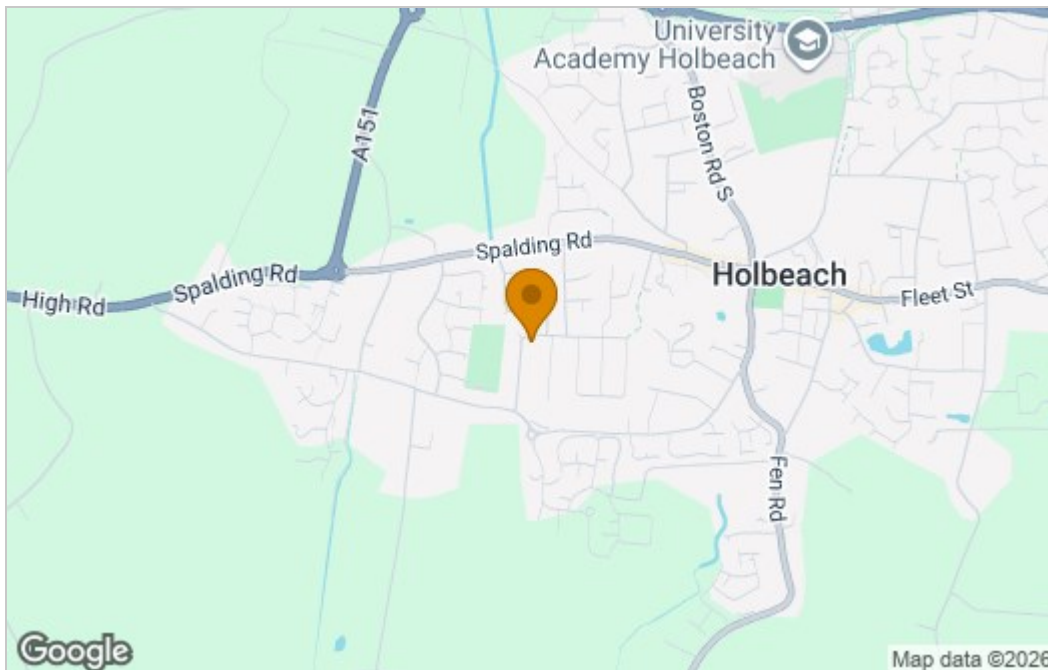
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## Floor Plan



Total area: approx. 108.4 sq. metres (1166.5 sq. feet)

## Area Map



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## Energy Efficiency Graph

