ARK PROPERTY










## 2 Fakenham Chase, Holbeach, PE12 7QU

**£238,000**

- NO FORWARD CHAIN
- Popular estate location
- Within a short walk of Carters Park
- Well presented throughout
- Great size kitchen diner
- Ample off road parking and garage
- Three good size bedrooms
- En-suite to main bedroom
- Priced to sell, don't miss your opportunity
- 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

Fakenham Chase, Holbeach

A property offering fantastic space, a great layout and a superb location!

Situated in the popular market town of Holbeach, this lovely three-bedroom home is within a short walk of Carters Park and the range of amenities the town has to offer.

The property boasts a great flowing layout, with a particularly impressive kitchen/diner providing an excellent space for both everyday living and entertaining.

Upstairs, there are three good-sized bedrooms, with the main bedroom benefiting from its own en-suite.

Now being sold with NO CHAIN, this is a fantastic opportunity for buyers looking for a spacious home in a convenient location.

Get your viewing booked in today!

## Entrance Hall

## Kitchen 19'2" x 18'10" (5.86m x 5.75m)




Entrance door to front. Windows to front and side. Fitted with a matching range of base and eye level units with worktop top over. Composite sink unit with drainer and mixer tap. Tiled splash backs. Integrated dishwasher. Space for fridge/freezer. Integrated fan assisted oven. Four ring hob with extractor hood over. Three radiators. Tiled flooring. Stairs to first floor landing.

## Utility Room

Door to side leading to garden. Worktop space with space and plumbing for washing machine. Space for tumble dryer. Vinyl flooring.

## Cloakroom



Fitted with two-piece suite comprising wash hand basin. Close coupled toilet. Tiled splashback. Vinyl flooring.

## Lounge 14'6" x 12'7" (4.44m x 3.84m)




Patio door to garden. Window to front and side. Two radiators. Laminate flooring.

## First Floor Landing



Window to front. Radiator. Loft access. Doors to bedrooms and bathroom.

## Bedroom 1 11'7" x 12'7" (3.54m x 3.84m)



Window to front and side. Fitted wardrobes with hanging rails and shelving. Radiator. Built in airing cupboard housing hot water cylinder and shelving.

## En-suite



Window to rear. Fitted with three-piece suite with comprising wash hand basin set in vanity unit with built in storage. Tiled shower enclosure with fitted electric shower and glass door. Close coupled toilet. Extractor fan. Shaver point. Heated towel rail. Laminate flooring.

## Bedroom 2 9'6" x 10'11" (2.90m x 3.33m)



Window to front and side. Fitted wardrobes with hanging rail and shelving. Radiator.

## Bedroom 3 9'6" x 10'11" (2.90m x 3.33m)



Window to side. Radiator.

## Bathroom



Window to side. Fitted with three-piece suite with

comprising panelled bath with shower attachment over and glass shower screen. Pedestal wash hand basin. Close coupled toilet. Extractor fan. Shaver point. Heated towel rail. Laminate flooring.

## Outside



The front of the property has a pathway leading to the front door. Lawn area and driveway to the side leading to the single garage.
The rear of the property is enclosed by timber fencing. Lawn area. Patio area. Timber shed.

## Garage 9'10" x 17'10" (3.00m x 5.46m)



Up and over vehicular door. Power and light connected.

## Property Postcode

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

## 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: D
Annual charge: Not known.
Property construction: Brick built
Electricity supply: Not known.
Solar Panels: Not known.
Other electricity sources: Not known.
Water supply: Not known.
Sewerage: Not known.
Heating: Not known.
Heating features: Not known.
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: Not known.
Restrictions: Not known.

Public right of way: Not known.
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: Not known.
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: Not known.
Coalfield or mining area: Not known.
Energy Performance rating: D66

## 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.

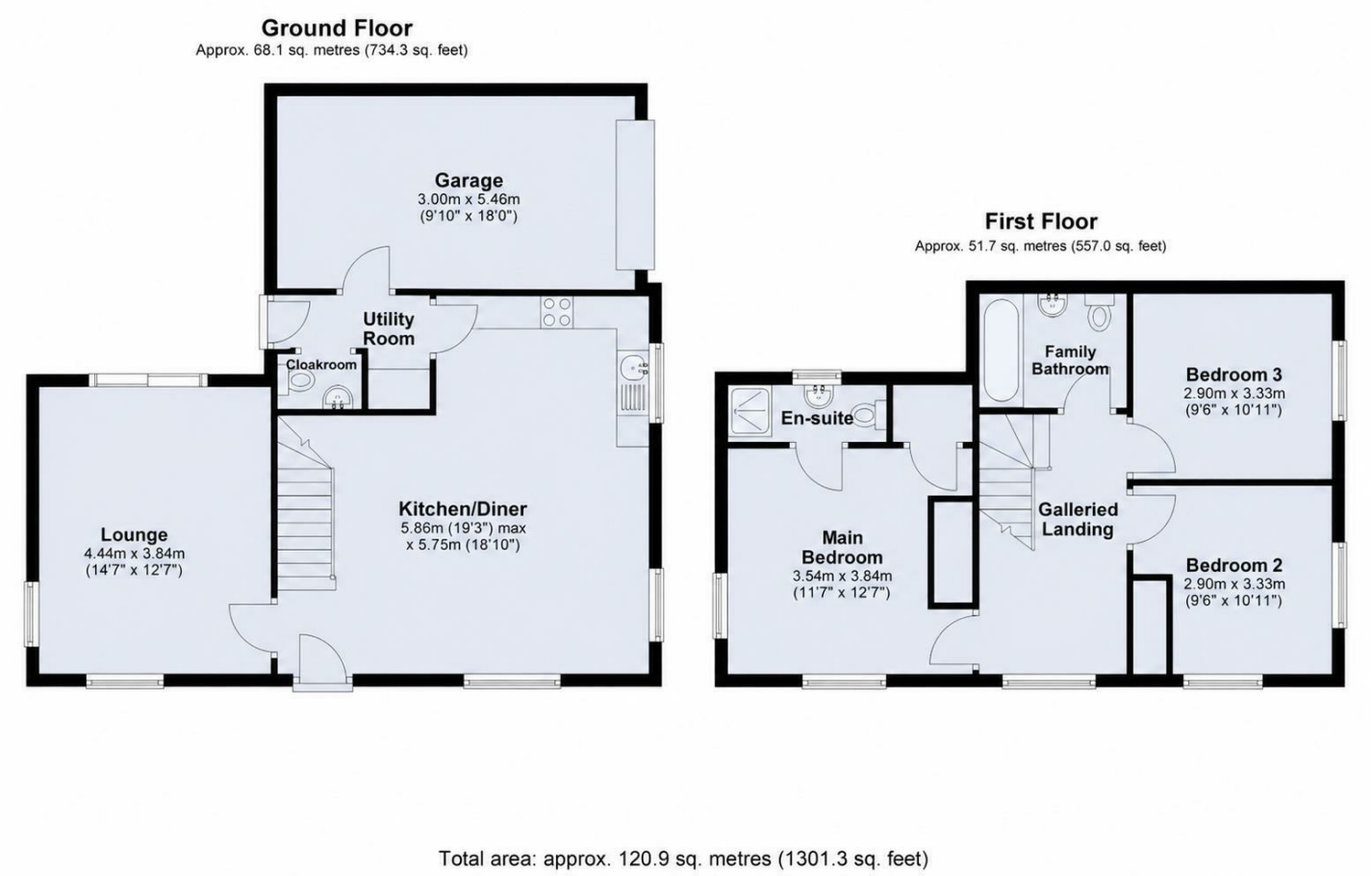
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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

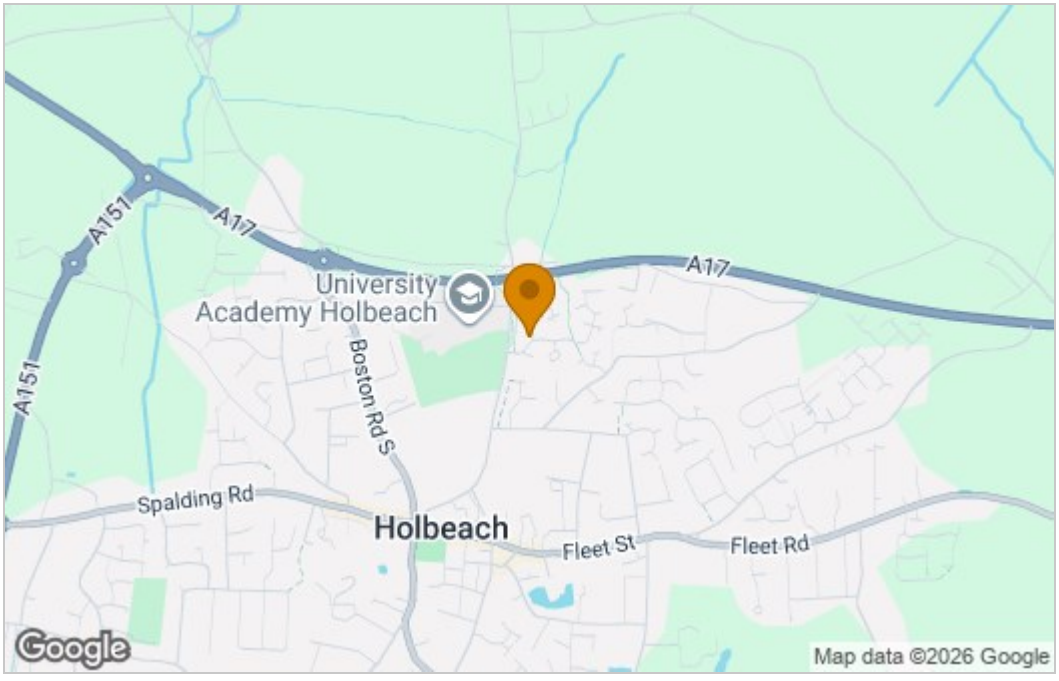
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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

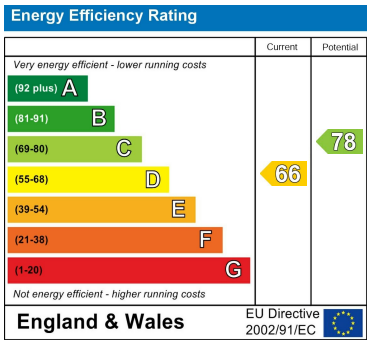


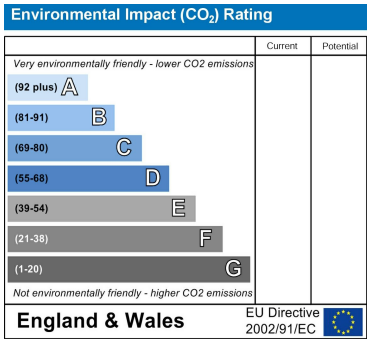

Total area: approx. 120.9 sq. metres (1301.3 sq. feet)

## Area Map




## Energy Efficiency Graph

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