



7 Fishpond Lane, Holbeach, PE12 7DE

£199,995

- Well presented throughout
- Within a short walk of the town centre
- Two double bedrooms
- Neutral decor
- Low maintenance rear garden
- Driveway and garage
- Modern wet room
- Perfect for future proofing
- Sold with no forward chain
- Register with Ark for all new listings

Located just a short distance from the town centre and offering easy access to a range of local amenities, this well presented two-bedroom bungalow is an excellent opportunity for those looking to future proof their next move.

Internally, the property is neutrally decorated and well maintained throughout, offering two comfortable double bedrooms, a practical and easy flowing layout, and the added benefit of a modern wet room.

Externally, there is a private driveway leading to a single garage, while the low-maintenance rear garden provides an ideal outdoor space without the upkeep.

Combining comfort, convenience, and practicality, this bungalow is an ideal choice for those looking for easy single level living.

Entrance Hall



Entrance door to side. Loft access. Radiator. Vinyl flooring. Storage cupboard.

Lounge 15'6" x 11'8" (4.74m x 3.57m)



PVC double glazed bay window to front and window to side. Radiator. Feature fireplace.

Wet Room 7'3" x 5'8" (2.21m x 1.75m)



UPVC double glazed window to side. Extractor fan. Fully tiled walls. Fitted with a three piece suite comprising toilet. Wash hand basin set in vanity unit with storage below. Shaver point. Shower with fitted thermostatic shower and shower attachment.

Kitchen 11'8" x 9'1" (3.56m x 2.77m)

UPVC double glazed window to front and side. Radiator. Fitted with a wide range of base and eye level units with work surfaces over. Tiled splashbacks. Electric hob with extractor hood over. Integrated oven. Sink unit with drainer and mixer tap. Space and plumbing for washing machine. Space for fridge/freezer.

Bedroom 1 13'3" x 10'10" (4.05m x 3.32m)

UPVC double glazed window to rear. Radiator. 2 double door wardrobes.

Bedroom 2 7'9" x 9'10" (2.37m x 3.02m)

UPVC double glazed door to rear. Radiator. Vinyl flooring.

Outside

The front of the property has wrought iron railings and gate leading to a block paved driveway providing off-road parking. Side gated access to the rear garden.

The rear garden is enclosed by timber fencing and brick wall. Patio area and a gravelled area with a wide range of mature shrubs and trees.

Garage 15'7" x 8'11" (4.75m x 2.74m)

Up and over vehicular door. Power and light connected. Pedestrian door to side.

Property Postcode

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

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: 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 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 - 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: C72

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

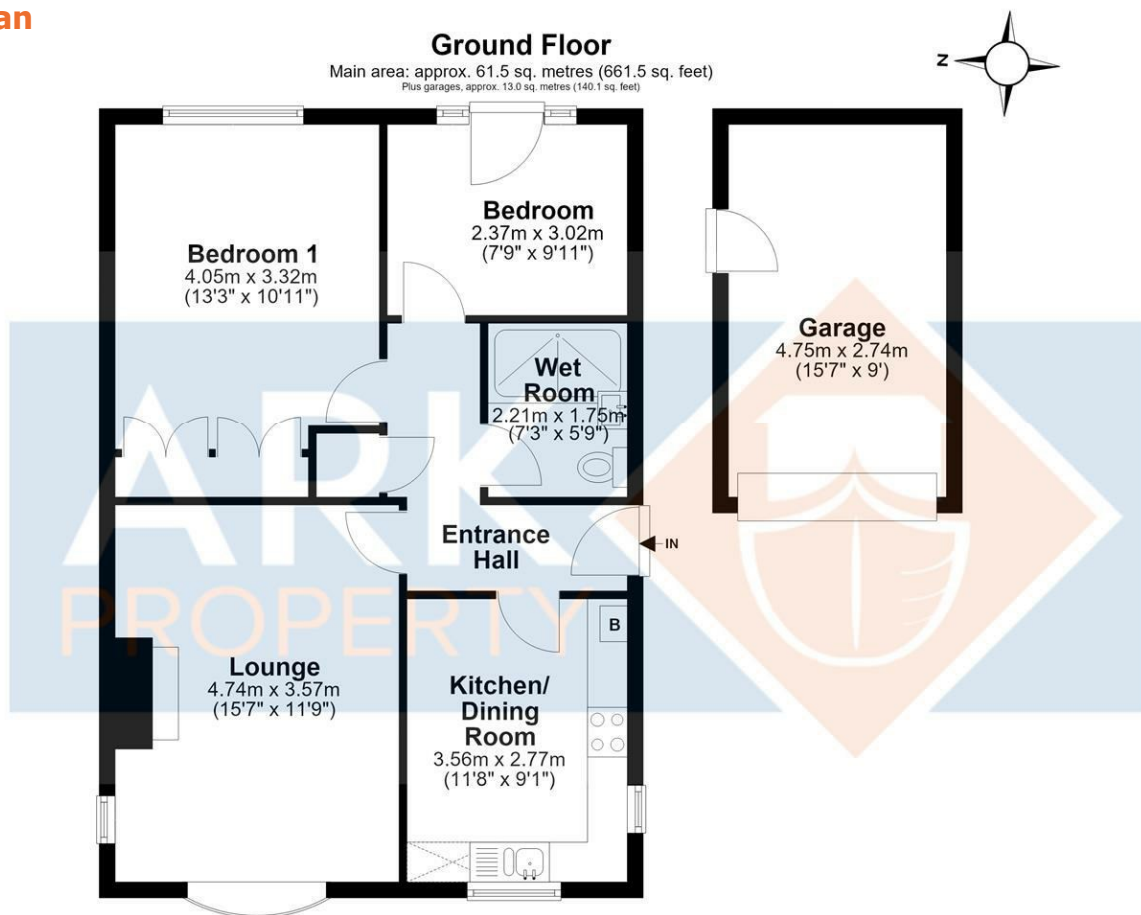
We can also offer full Financial and Solicitor services.

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

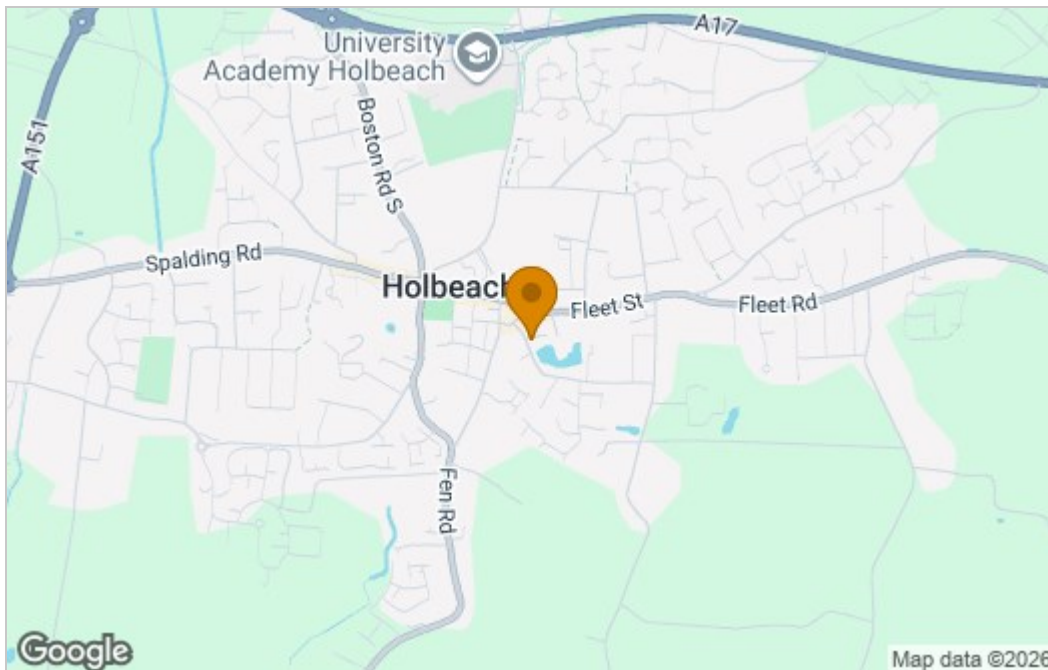
Floor Plan



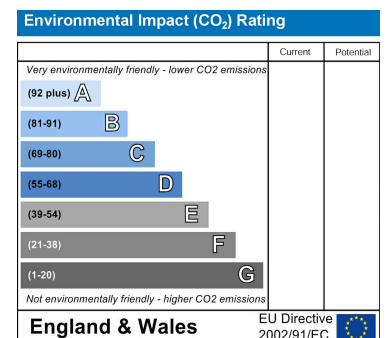
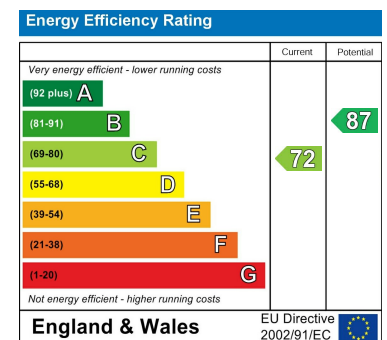
Main area: Approx. 61.5 sq. metres (661.5 sq. feet)
Plus garages, approx. 13.0 sq. metres (140.1 sq. feet)

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

Area Map



Energy Efficiency Graph



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