ARK PROPERTY









26 Tony Worth Close, Holbeach, PE12 7RU

£950 Per Calendar Month

Ark Property Centre are delighted to offer to let this three bedroom family home located in the market town of Holbeach. The property comprises of a kitchen with integrated oven, hob and extractor fan with dishwasher and fridge/freezer, lounge/diner, cloakroom, master bedroom with en-suite, two further bedrooms with enclosed rear garden. Situated in a great location within walking distance to the centre of Holbeach and benefiting from off road parking. £1096.15 deposit, available after 27th December, Council Tax Band B.

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Entrance Hall
Entrance door to front aspect. Stairs to first floor landing.

Kitchen




Modern fitted kitchen comprising of a range of matching base and wall units with built in appliances, oven with hob, fridge/freezer and dishwasher. Tiled flooring.

Lounge




Upvc window and double doors opening to rear garden, skimmed ceiling, carpeted.

W.C
WC, wash basin, radiator, vinyl flooring

Landing

Bedroom One





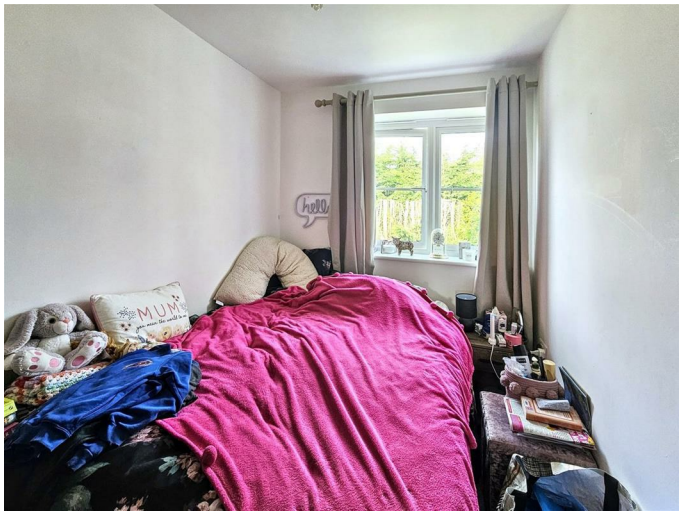
Upvc double glazed window to rear, radiator, carpeted

En-Suite



Wash hand basin, toilet, enclosed shower, skimmed ceiling. Extractor., spot lights, shaver point, vinyl flooring, radiator.

Bedroom Two



Upvc double glazed window to rear, radiator, carpeted

Bedroom Three



Upvc double glazed window to front, radiator, carpeted

Bathroom



Wash hand basin, toilet, bath with shower over, skimmed ceiling. Extractor., spot lights, shaver point, vinyl flooring, radiator.

Exterior

Laid to lawn with patio area

Property Postcode

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

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.

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.

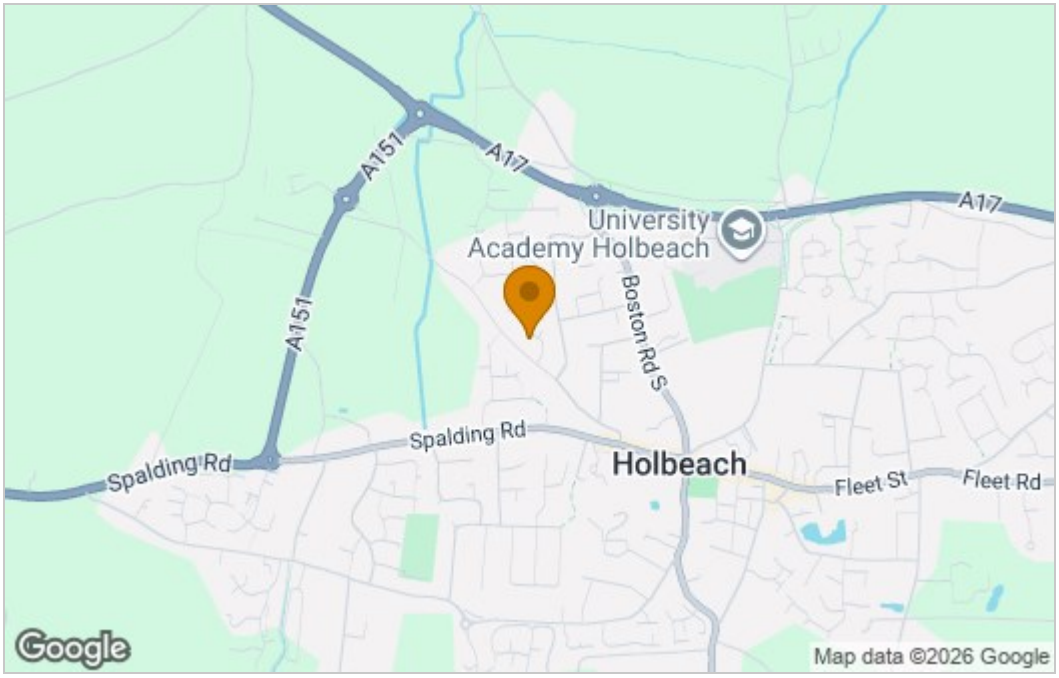
Verified Material Information

Tenure: Freehold
Council tax band: B
Property construction: Brick
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available
Mobile coverage: As stated by Ofcom, EE, Three & Vodafone are limited over voice and data, O2 is likely is over voice but limited over data

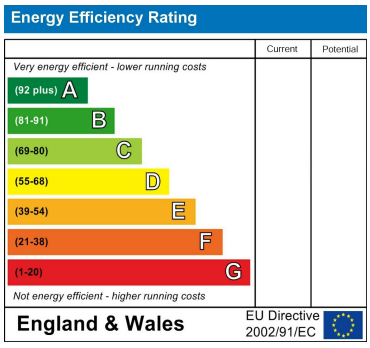
Parking: Driveway
Building safety issues: None
Restrictions: None
Public right of way: None
Flood risk: No
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council for any relevant planning applications in the area.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: B

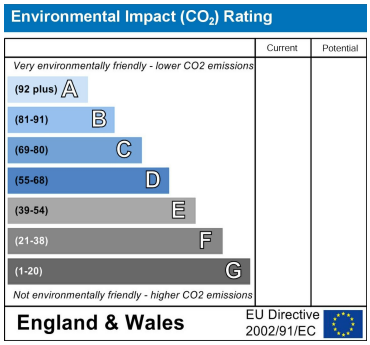
Floor Plan

Area Map



Energy Efficiency Graph





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