



10a, Victoria Street
Holbeach, Spalding, Lincolnshire, PE12 7DJ

Guide Price
£80,000

1 Bedroom Flat

- Leasehold
- No Onward Chain
- 1 Bedroom First Floor Flat
- Lounge/Diner
- Kitchen
- Bathroom
- Off Road Parking
- Walking distance to Holbeach Town Centre
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 10a, Victoria Street, Holbeach, Spalding, Lincolnshire, PE12 7DJ](#)



Overview

Guide Price £80,000 to £90,000

Located within the heart of Holbeach, Pygott and Crone are pleased to offer for sale this one bedroom first floor flat, an ideal investment opportunity or first time buy. Ideally situated, having the shops, schools and other amenities that Holbeach has to offer being walking distance from the property.

The property briefly comprises, Entrance Lobby with stairs leading up to the living accommodation, Hallway, Lounge/Dining Room with a feature cast iron fireplace, Kitchen, One Double Bedroom and Bathroom. Outside, there is access down a shared driveway which leads to the off road parking, suitable for one vehicle.

To appreciate all this property has to offer, please arrange a viewing with your Pygott and Crone team.

Please note - We have been advised that the property is Leasehold with 102 years left on the lease and that the cost per annum for ground rent and service charge is approximately £325.47.





First Floor

Approx. 46.7 sq. metres (502.8 sq. feet)

Ground Floor

Approx. 3.9 sq. metres (41.6 sq. feet)



Total area: approx. 50.6 sq. metres (544.3 sq. feet)

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

Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Houses. Homes. Harmony.



10a, Victoria Street, Holbeach
is on the market with our Spalding branch

10 Bridge Street, Spalding PE11 1XA

01775 717360