



**Fleet Street  
Holbeach  
Spalding  
Lincolnshire  
PE12**

**Offers In Excess Of £190,000**

**bettermove** 

# Fleet Street Spalding

Bettermove are proud to present this 3 bedroom semi-detached house in Holbeach. Available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has on street parking available and a nearby car park.

The council tax band is A.

The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen and downstairs WC on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear yard, perfect for enjoying the summer months.

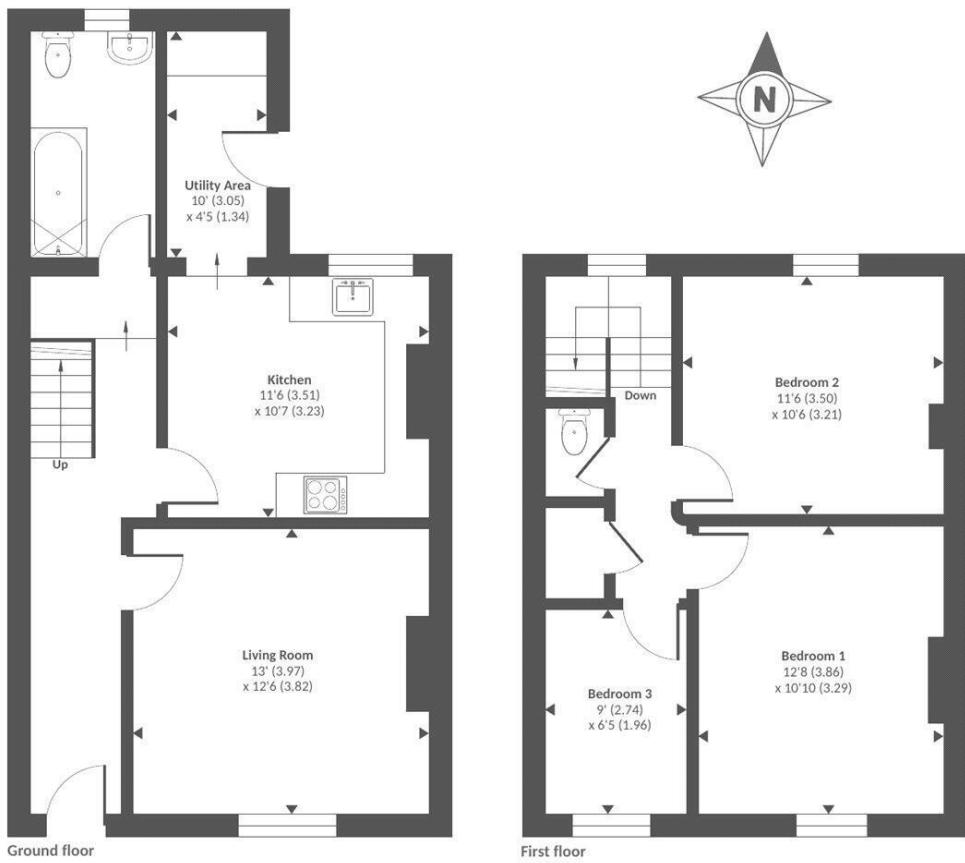
Located in the popular town of Hollbeach, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Spalding train station (8.3 miles), various bus routes and the A16 and the A1(M).

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



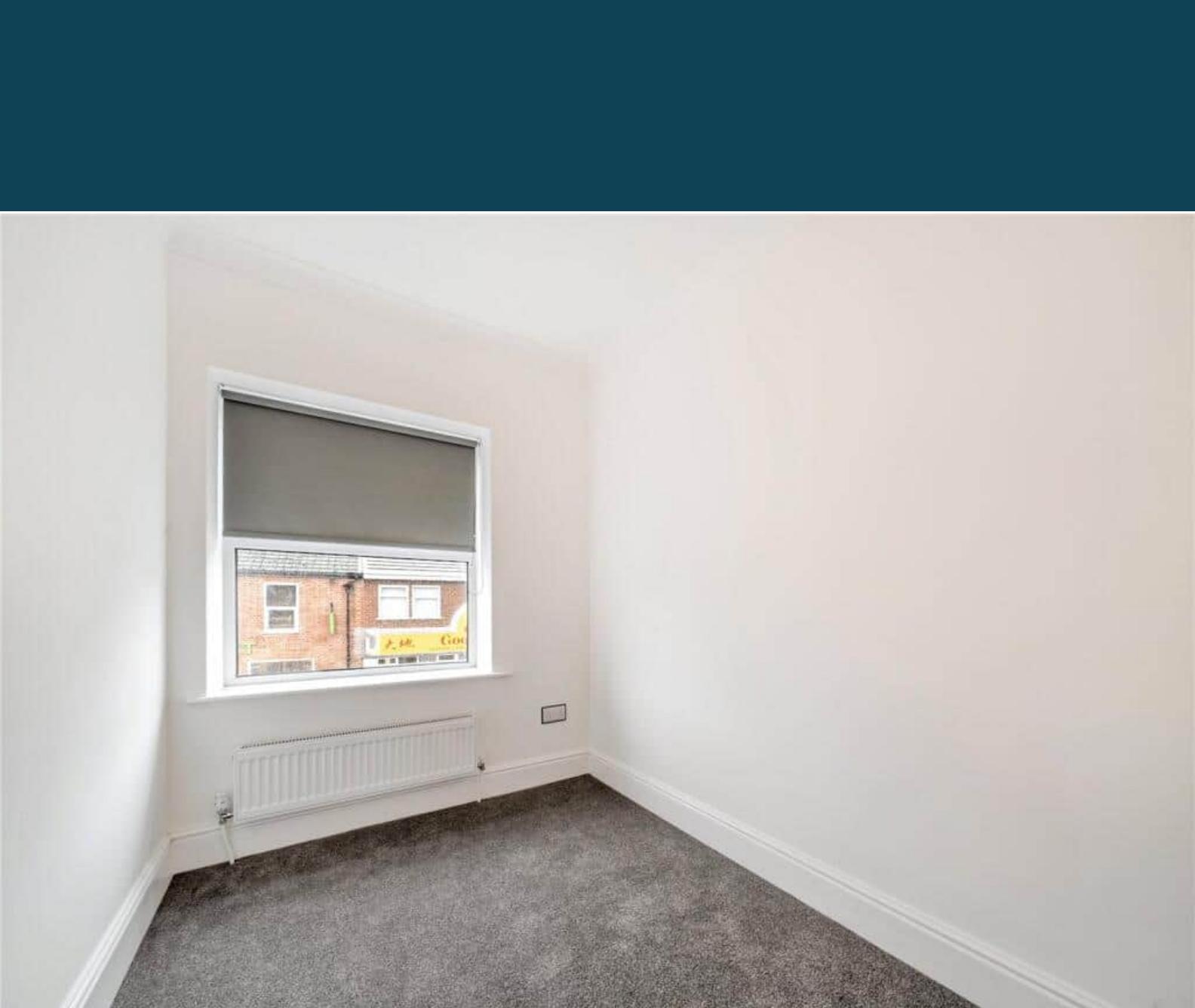
Approximate Area = 940 sq ft / 87.3 sq m

For identification only - Not to scale



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 60                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92+) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  | 53                      |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England, Scotland &amp; Wales</b>                            | EU Directive 2002/91/EC |           |



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
**[www.bettermove.co.uk](http://www.bettermove.co.uk)**