



# Pheasant Street Holbeach

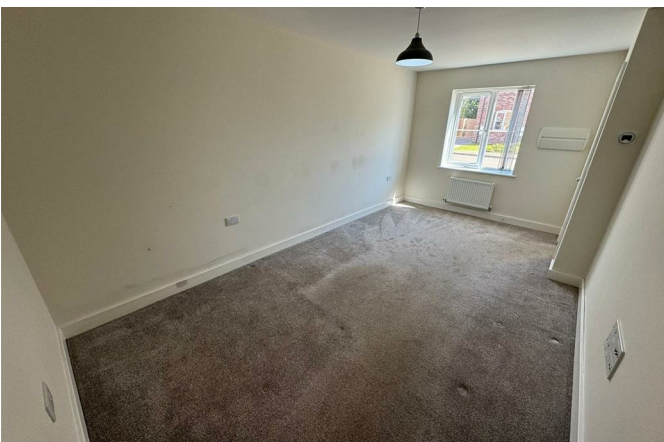
**For sale**  
**£875 per**

This modern two-bedroom mid-terrace home, built in 2022, offers stylish and well-presented accommodation throughout. The property comprises a spacious lounge, fitted kitchen, and two double bedrooms, both benefiting from en suite facilities – one with a shower room and the other with a bathroom. Externally, the property enjoys an enclosed rear garden. A fantastic opportunity for those seeking a modern home with convenient and comfortable living.

EPC - B  
Council tax - A

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23 Westlode St Spalding PE11 2AF

Company No 12243349    PRS No PRS018608  
VAT No 336400430    CMP No CMP006662



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**important notice:** these particulars which have been produced with the greatest of care & attention and are only intended to give the purchaser a guide to the description of the property. they are prepared to comply with the property misdescription act 1991; however they are for guidance only and must not be relied on as a statement of fact. these particulars do not constitute an offer of contract. intended purchasers should satisfy themselves by inspection to the property and it's appliances, equipment and services as these have not been tested. draft details awaiting vendors approval.