



BRITISH  
PROPERTY  
AWARDS

2018



**GOLD WINNER**

ESTATE AGENT  
IN STAMFORD

**nest**  
ESTATES



**Edinburgh Drive,**

Spalding, PE11 2SA

**£145,000**



## SUMMARY

- Three Bedroom Semi Detached House
- Living Room
- Dining Room
- Conservatory
- Generous rear garden
- Off road parking to the front
- No chain
- Currently tenanted





Nest Estates are pleased to offer to the market this semi-detached three bedroom family home located in Spalding (currently tenanted can be bought as an investment property). This property offers a lounge, kitchen, dining room, three bedrooms, family bathroom, Conservatory and enclosed rear garden, off road parking to the front. Viewings are highly advised. S3 Type construction which may limit lending options



Tenure:

EPC Rating: **D**

Council Tax Band: **A**

Local Authority:

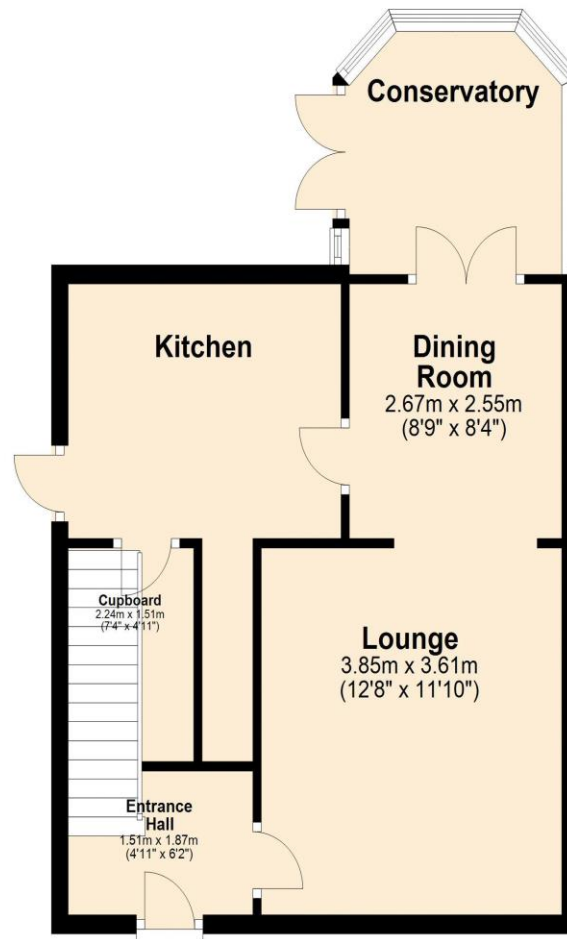
Services:

## DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

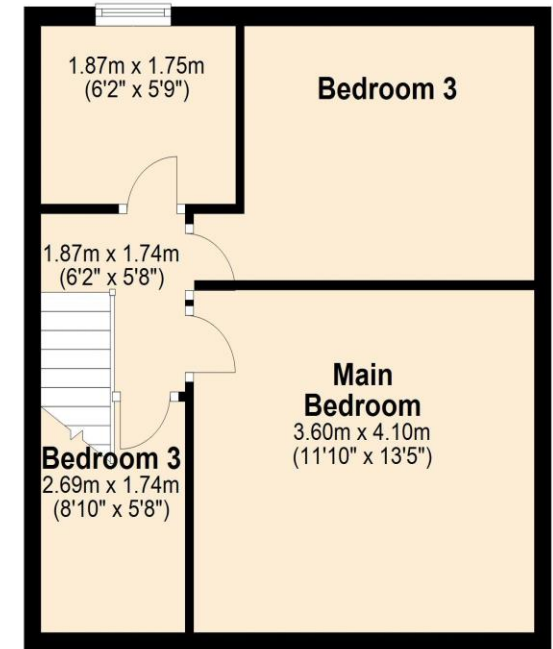
## Ground Floor

Approx. 45.2 sq. metres (486.8 sq. feet)



## First Floor

Approx. 37.5 sq. metres (403.2 sq. feet)



Total area: approx. 82.7 sq. metres (890.0 sq. feet)

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