



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Alexandra Road,
Spalding, PE11 2QA
£95,000

SUMMARY

- 1 bedroom house
- Master with ensuite
- Open plan downstairs
- Close to town centre
- Tenant in situ
- £7800 Per annum rental income
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INVESTORS ONLY... TENANT IN SITUE Rental yield of 8.71% Rental property subject to a current tenancy achieving an attractive**£8060 Per Annum**Property consists of a kitchen/breakfast room, lounge bathroom, and a generous double bedroom upstairs.Outside offers a private rear garden with patio area and lawn and an outbuilding suitable for various uses. Viewings are available! More of this portfolio available contact for further details all properties are currently tenanted unless otherwise stated.



Tenure:

EPC Rating: **A**

Council Tax Band:

Local Authority:

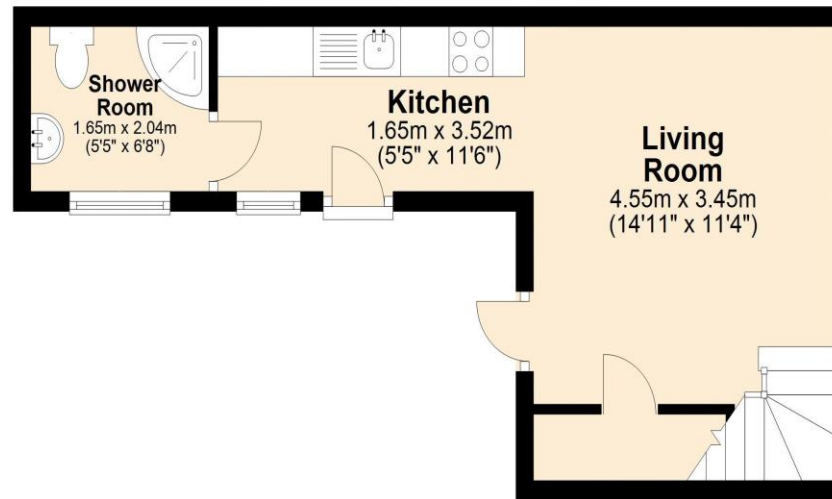
Services:

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.

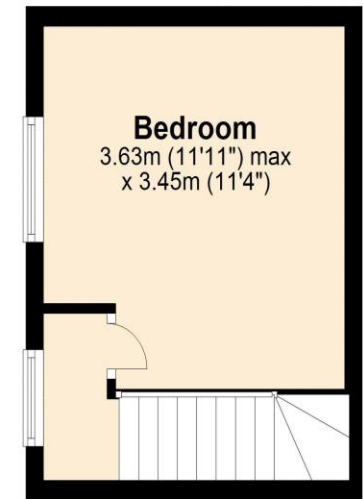
Ground Floor

Approx. 25.2 sq. metres (271.1 sq. feet)



First Floor

Approx. 15.7 sq. metres (168.8 sq. feet)



Total area: approx. 40.9 sq. metres (439.9 sq. feet)

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