



# 20 Pinchbeck Road Spalding

**For sale**  
**£115 per**

Spacious Room Available for Single Occupancy – All Bills Included

We are pleased to offer this generously sized room available for single occupancy in an eight bedroom shared house.

Key Features:

- Large room, ideal for single occupancy



[info@wlyh.co.uk](mailto:info@wlyh.co.uk)

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23 Westlode St Spalding PE11 2AF

Company No 12243349

VAT No 336400430

PRS No PRS018608

CMP No CMP006662



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.