

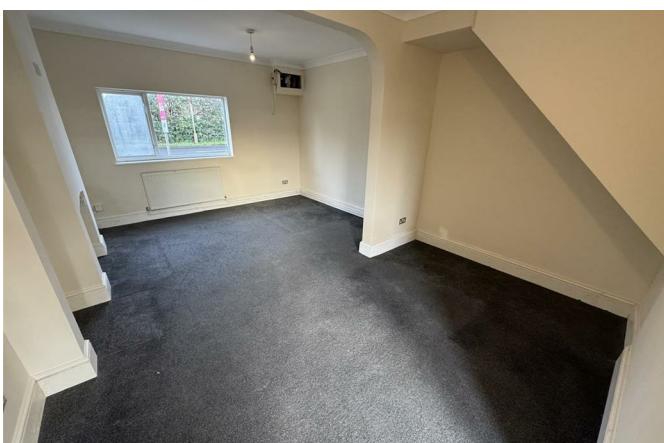


**Bourne Road  
Spalding**

**For sale  
£775 per**

This well-presented three-bedroom property benefits from off-road parking and is available immediately. Conveniently located within walking and cycling distance of Spalding town centre, the property is also close to good schools and a range of local amenities. The accommodation briefly comprises a bathroom, kitchen, spacious open-plan lounge/diner, and three good-sized bedrooms.

Council Tax Band: A  
EPC Rating: D



#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<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.