

68 Balmoral Avenue  
 Spalding, PE11 2RU  
**£170,000**



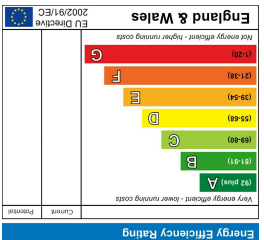
Floor Plan



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to the signing of contracts.

## 68 Balmoral Avenue

Spalding, PE11 2RU

City and County are pleased to present for sale this superb investment property. Nicely presented semi detached home, located in the Lincolnshire Town of Spalding, close proximity to all the local shops, services, and amenities. Benefiting from gas central heating, and double glazing.

Accommodation briefly comprises an entrance hall, lounge/diner, fitted kitchen with a range of matching base and eye level units. Stainless steel sink, space for a washing machine and fridge. A utility area, access to a covered lean to storage area, which opens through to the rear garden. Stairs to the first floor landing, three bedrooms, plus a white three piece suite bathroom. Enclosed rear garden, and off road parking to the front. Call today for more information.



### Entrance Hall

4'5" x 6'1"

### Living Room/Dining Area

22'5" x 12'7"

### Kitchen

9'6" x 9'11"

### Landing

5'1" x 4'9"

### Master Bedroom

10'2" x 14'0"

### Bedroom Two

12'1" x 9'7"

### Bedroom Three

9'5" x 9'4"

### Bathroom

7'7" x 5'0"



EPC: Awaiting

Tenure: Freehold

DRAFT DETAILS AWAITING  
VENDORS APPROVAL

