



BRADLEY JAMES

ESTATE AGENTS



28 Albion Street, Spalding, Lincolnshire, PE11 2AJ

Asking price £92,950

- TWO BEDROOMS
- DOWNSTAIRS MODERN BATHROOM
- SIDE GARDEN
- WALKING DISTANCE TO LOCAL AMENITIES
- WALKING DISTANCE TO TRAIN STATION
- OPEN PLAN LOUNGE AND KITCHEN
- MODERN BOILER
- CENTRAL LOCATION
- WALKING DISTANCE TO SPORTS CENTRE WITH GYM AND SWIMMING POOL
- EPC RATING C

# 28 Albion Street, Spalding PE11 2AJ

Nestled in the heart of Spalding on Albion Street, this charming end-terrace house offers a delightful blend of modern living and convenient access to local amenities. With the town centre just a stone's throw away, residents will enjoy the ease of having shops, cafes, and a train station nearby, providing excellent connections to Peterborough and beyond.

Upon entering the property, you are greeted by a spacious open-plan living area that creates a warm and inviting atmosphere, perfect for both relaxation and entertaining. The modern downstairs bathroom adds to the practicality of the home, ensuring comfort for all residents and guests alike.

Upstairs, you will find two well-proportioned bedrooms. The first bedroom is a generous double, providing ample space for furnishings and personal touches, while the second bedroom offers versatility for guests, a home office, or a child's room.

The property also boasts an enclosed courtyard side garden, a lovely outdoor space ideal for enjoying the fresh air, hosting summer barbecues, or simply unwinding after a long day.

This end-terrace house is an excellent opportunity for first-time buyers, small families, or those looking to downsize, combining modern amenities with a prime location. Don't miss the chance to make this delightful property your new home.



Council Tax Band: A



### Lounge and Kitchen

16'0 x 14'0

UPVC double glazed window to the front and obscured double glazed UPVC door to the front, open plan lounge and kitchen, stairs leading up to the first floor accommodation, wall mounted boiler, space and plumbing for washing machine, base and eyelevel units with worksurface over, sink and drainer with mixer taps over, integrated electric oven and grill with a four burner electric hob, space and point for fridge, tile splashback, radiator, telephone point and TV point.

### Downstairs Bathroom

Panel bath with mixer taps over, WC, pedestal wash and basins with taps over, fully tiled walls, tiled floor, extractor fan, skimmed ceiling with inset spotlights and wall mounted heated towel rail.

### Landing

landing doors off to

### Bedroom one

14'1 x 9'3

UPVC double glazed window to the front, radiator, power points and skimmed ceiling.

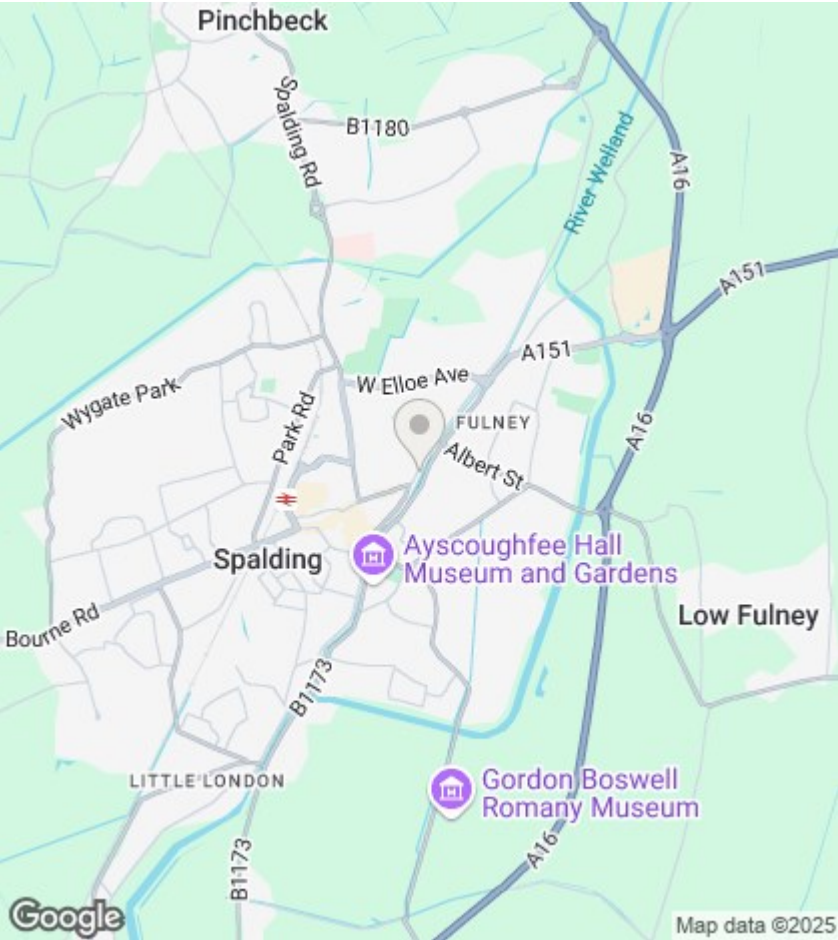
### Bedroom two

10'6 x 7'3 max

UPVC double glazed window to the front, radiator, power points, skimmed ceiling and loft hatch.

### Courtyard

Enclosed by panel fencing, low maintenance.



Directions

Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	