

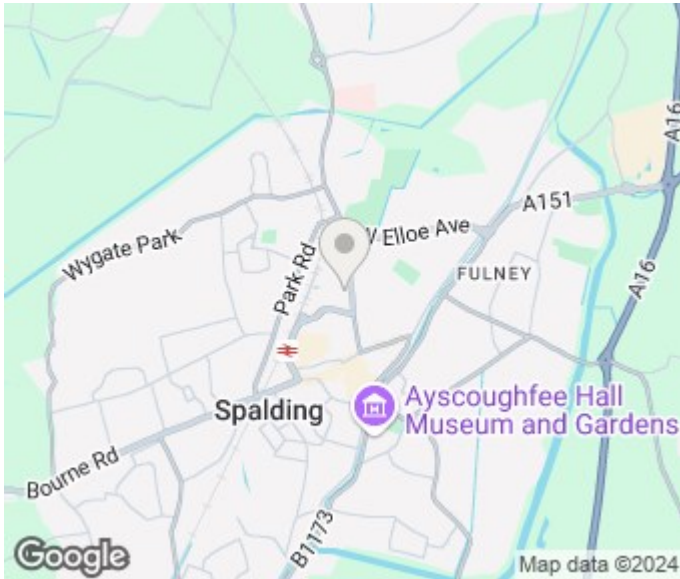



66A PINCHBECK ROAD SPALDING, PE11 1QF

£450,000
FREEHOLD

This individual town house is situated in a sought-after area in the market town of Spalding. The property was built in the late 1970's and has undergone major refurbishment in the last year or so and is within five minutes walk to the town centre and close to local shops, doctors and train station. The property benefits from uPVC double glazing, gas central heating, intruder alarm system, balcony, garage and many more features. Accommodation comprises entrance hall, lounge, dining room, kitchen, sitting room, utility room, storeroom, cloakroom, galleried landing, four bedrooms and two bathrooms.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		74	82
(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 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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