



46 LITTLE LONDON SPALDING, PE11 2UE

£130,000
FREEHOLD

Welcome to this charming terraced house located in the heart of Little London, Spalding. This property boasts a cosy reception room, two bedrooms, and a well-appointed bathroom, offering a comfortable living space perfect for first-time buyers or those looking for a lucrative investment opportunity.

With 667 sq ft of living space, this home provides a perfect balance of functionality and warmth. The proximity to the town centre ensures convenience at your doorstep, allowing for easy access to amenities, shops, and local attractions.

Ideal for first-time buyers, this property offers a fantastic opportunity to step onto the property ladder in a sought-after location. Additionally, being chain-free adds to the appeal, making the buying process smoother and more straightforward.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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