



## 22 CHARLOTTE WALK SPALDING, PE11 4PQ

**£159,950**  
**FREEHOLD**

Welcome to this charming terraced house located in the peaceful village of Quadring. This modern property boasts a cosy reception room, two lovely bedrooms, and a well-maintained bathroom, making it an ideal choice for first-time buyers or as a lucrative buy-to-let investment.

One of the standout features of this property is the enclosed rear garden, providing a private outdoor space to relax or entertain guests. Additionally, the off-road parking ensures convenience for residents with a vehicle, eliminating the hassle of searching for parking spaces.

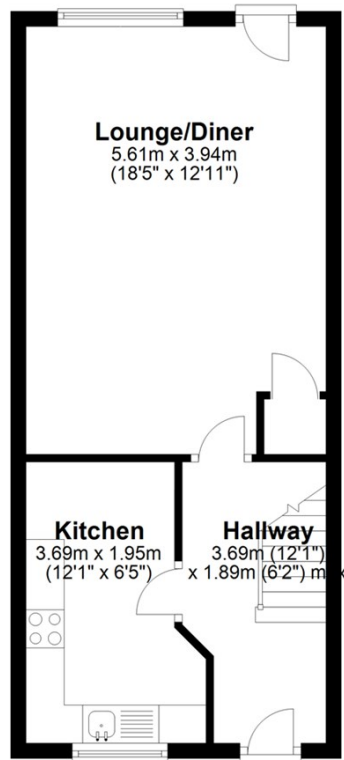
Situated in a quiet village location, this home offers a tranquil environment away from the hustle and bustle of the city, perfect for those seeking a peaceful retreat. With the added benefit of being chain-free, this property presents a fantastic opportunity to own a delightful home in a desirable area.

Don't miss out on the chance to make this terraced house in Quadring your own - a wonderful place to create new memories and enjoy the comforts of village living.



### Ground Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



Total area: approx. 74.0 sq. metres (797.0 sq. feet)

**22 charlotte all**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

Spalding Office Sales  
11 The Crescent  
Spalding  
Lincolnshire  
PE11 1AE

01775 713 888  
enquiries@sedge-homes.com  
www.sedge-homes.com

