



10 BIEHLER AVENUE SPALDING, PE12 6GU

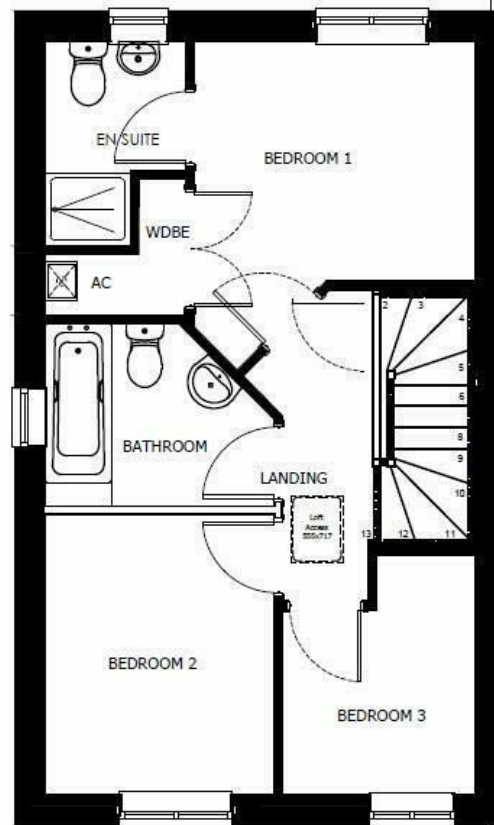
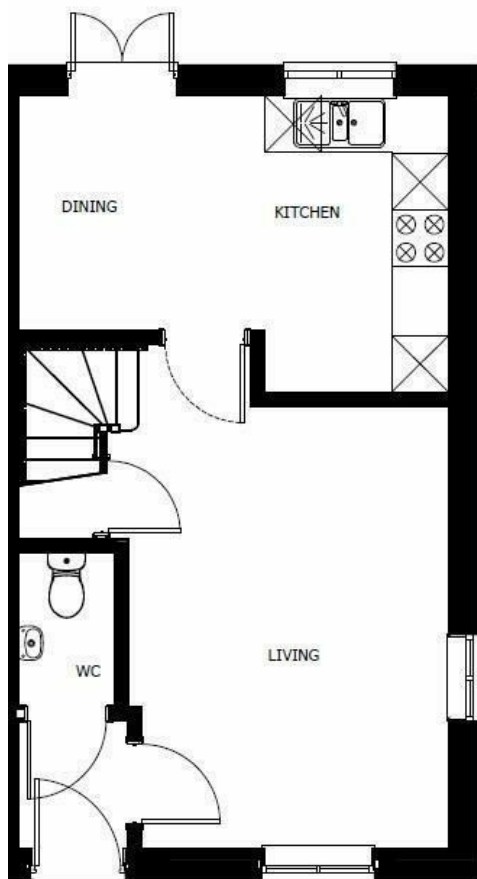
£215,000
FREEHOLD

Nestled in the desirable area of Biehler Avenue, this nearly new semi-detached house offers an exceptional opportunity for first-time buyers seeking a modern and immaculately presented home. With three well-proportioned bedrooms, this property provides ample space for families or those looking to establish a comfortable living environment.

Upon entering, you are greeted by a welcoming reception room that serves as the perfect space for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. The two bathrooms are a notable feature, providing convenience and privacy for all occupants.

The property boasts a single garage, offering secure storage or additional parking, while off-road parking further enhances the practicality of this residence. The exterior is equally appealing, with a well-maintained garden that invites outdoor enjoyment.





FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

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

