



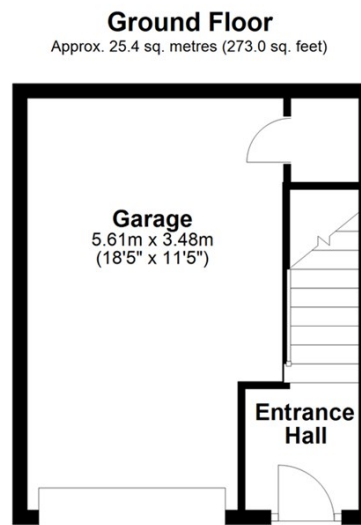
## 1 WILLOW COURT

SPALDING, PE12 6BU

**£169,950**  
FREEHOLD

This completely FREEHOLD home is an ideal purchase for first-time buyers or investors, located in a highly sought-after village setting. Offering stylish open-plan living, two generous double bedrooms and excellent natural light throughout, the property combines modern comfort with practicality. Additional benefits include a garage and low-maintenance outdoor space, making this a fantastic opportunity that must be viewed to be fully appreciated.





Total area: approx. 92.1 sq. metres (991.5 sq. feet)  
**1 Willow Court**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>81</b>               | <b>81</b> |
| (69-80) <b>C</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

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