

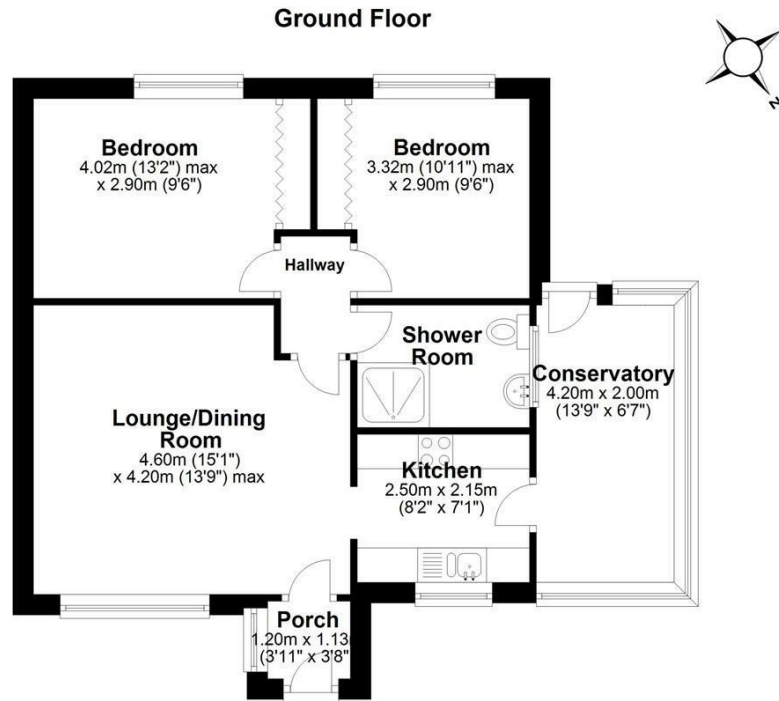


31 SPURLINGS
OUNCLE, PE8 4DG

£350,000
FREEHOLD

This delightful bungalow offers a peaceful retreat in a prime location. Boasting two reception rooms, two cosy bedrooms, and a well-appointed bathroom, this property is perfect for those seeking comfort and convenience.

Woodford & Co.
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Total Approx Gross Internal Floor Area = 63 sq/m (671 sq/ft)
FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(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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