



## 25B BOSTON ROAD SPILSBY, PE23 5HQ

£500 PCM

This First Floor Unfurnished Flat Is Located Close To The Centre Of This Popular Market Town.  
The Accommodation Comprises:

ENTRANCE HALL; stairs leading to upper hallway with storage/linen cupboard, airing cupboard and fitted wardrobe; KITCHEN/DINING ROOM with units including base to worktops, 4 drawer unit, wall cupboards, inset single drainer stainless steel sink unit, integral electric oven, electric hob with stainless steel extractor hood over, washing machine and refrigerator; LOUNGE with electric coal effect fire to fire place; BATHROOM on half landing with light coloured suite of bath, w.c. and washbowl; ONE BEDROOM.

Carpets and Curtains

**BELL**



**EPC Rating: D    Council Tax Band: A**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>	62		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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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