



# Queens Road Spalding

**For sale**  
**£795 per**

\*\*\*\*\* UNDER APPLICATION \*\*\*\*\* - A recently refurbished two bedroom property located in Spalding, close to local school and amenities. The property benefits from fresh decoration throughout and new flooring to the bedrooms & bathroom. The property briefly comprises: kitchen, lounge, two double bedrooms, upstairs family bathroom and a large enclosed rear garden.

EPC - D  
Council Tax - A

 [info@wlyh.co.uk](mailto:info@wlyh.co.uk)  
01775 888494  
23 Westlode St Spalding PE11 2AF

Company No 12243349    PRS No PRS018608  
VAT No 336400430    CMP No CMP006662



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

**important notice:** these particulars which have been produced with the greatest of care & attention and are only intended to give the purchaser a guide to the description of the property. they are prepared to comply with the property misdescription act 1991; however they are for guidance only and must not be relied on as a statement of fact. these particulars do not constitute an offer of contract. intended purchasers should satisfy themselves by inspection to the property and it's appliances, equipment and services as these have not been tested. draft details awaiting vendors approval.