



# Pinchbeck Road Spalding

**For sale**  
**£650 per**

We'll Let Your House is pleased to present this spacious one/two-bedroom first-floor flat, ideally situated within easy reach of Spalding town centre.

The accommodation briefly comprises an entrance hall, stairs and landing, a generously sized bedroom, a large lounge, a smaller room suitable as a study or occasional second bedroom, a kitchen, and a bathroom. The property has been freshly redecorated throughout and benefits from new flooring in select areas. A fridge freezer and washing machine are provided.



[info@wlyh.co.uk](mailto:info@wlyh.co.uk)

01775 888494

23 Westlode St Spalding PE11 2AF

Company No 12243349

VAT No 336400430

PRS No PRS018608

CMP No CMP006662



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>61</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 |           |

**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.