



## 15 ABBEY PATH SPALDING, PE11 1AY

£725 PCM

We are delighted to offer this fully renovated two-bedroom home situated in the heart of the town centre, within easy walking distance of local shops, amenities, and transport links.


Finished to a high standard throughout, the property benefits from UPVC double glazed windows, electric heating, and a modern open-plan kitchen/living space. Upstairs offers two generously sized bedrooms along with a spacious contemporary bathroom featuring a large walk-in shower.

This property provides modern town centre living and is ideal for those seeking convenience and low-maintenance accommodation.

Please note property does not have allocated Parking and property has no Garden.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
<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

Spalding Office Lettings  
 11 The Crescent  
 Spalding  
 Lincolnshire  
 PE11 1AE

01775 713 888  
 enquiries@sedge-homes.com  
 www.sedge-homes.com

