



## 52 COMMERCIAL ROAD SPALDING, PE11 2HD

£850 PCM

Nestled in the charming town of Spalding, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests.

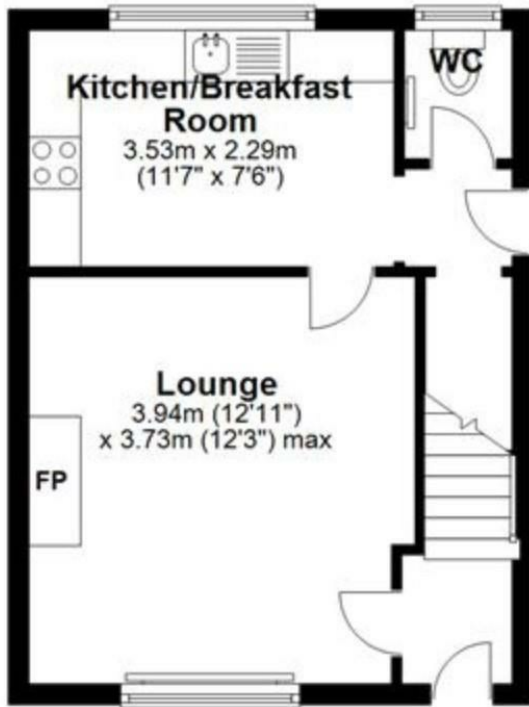
The house features a well-appointed bathroom, ensuring that your daily routines are both comfortable and efficient. Although the property does not specify its square footage, its layout is designed to maximise space and functionality, making it a practical choice for modern living.

Spalding is known for its picturesque surroundings and vibrant community, offering a range of local amenities, including shops, schools, and parks. The area is well-connected, providing easy access to nearby towns and cities, making it an excellent location for those who commute.



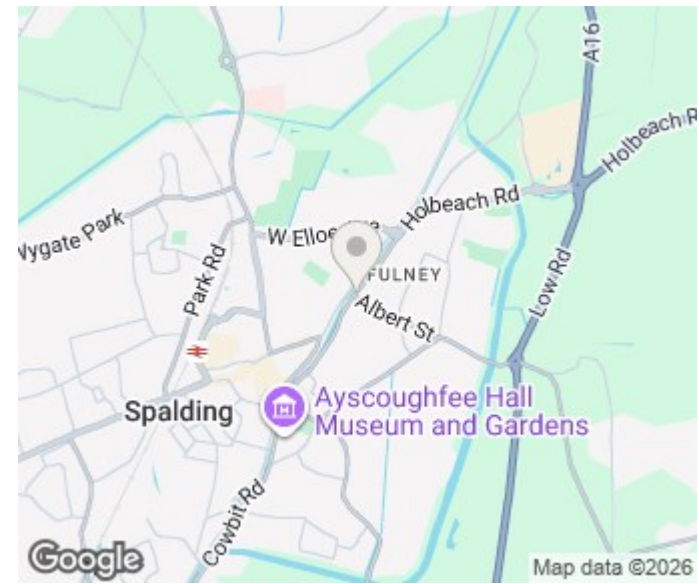
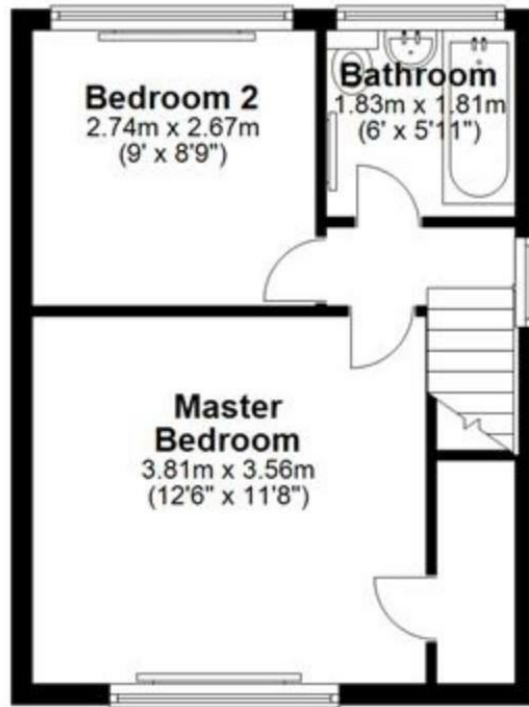
### Ground Floor

Approx. 29.8 sq. metres (320.5 sq. feet)



### First Floor

Approx. 29.5 sq. metres (317.7 sq. feet)



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>		
(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	

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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