



## 196 WINSOVER ROAD SPALDING, PE11 1HQ

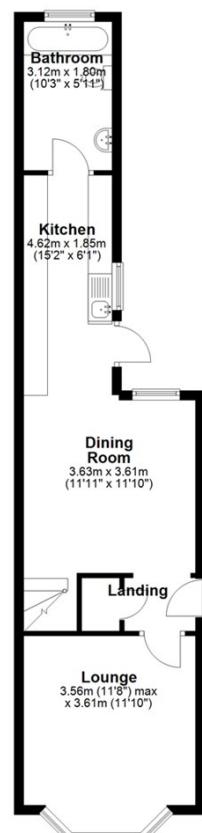
**£150,000  
FREEHOLD**

ATTENTION INVESTORS – TENANTS IN SITU PAYING £810 PCM

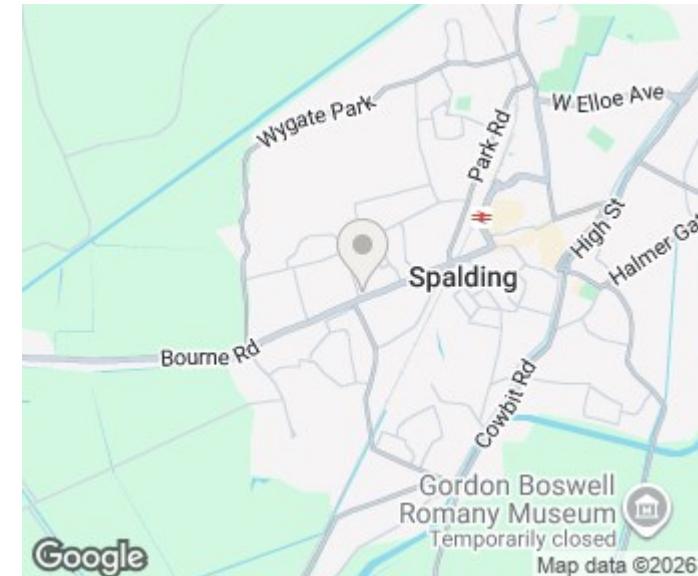
Located on Winsover Road, close to Spalding town centre, this spacious property offers off-road parking, a large enclosed rear garden, and two bathrooms. Currently let with tenants in situ, the accommodation includes two reception rooms (one used as a third bedroom), kitchen, ground floor bathroom, two double bedrooms upstairs, and an en-suite shower room. An ideal investment opportunity with immediate rental income.



**Ground Floor**  
Approx. 45.7 sq. metres (491.5 sq. feet)



Total area: approx. 81.6 sq. metres (878.5 sq. feet)  
196 Winsover Road



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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 Sales  
11 The Crescent  
Spalding  
Lincolnshire  
PE11 1AE

01775 713 888  
[enquiries@sedge-homes.com](mailto:enquiries@sedge-homes.com)  
[www.sedge-homes.com](http://www.sedge-homes.com)

