



# Beech Avenue Spalding

**For sale**  
**£120 per**

Spacious Double Rooms for Single Occupant – Close to Spalding Town Centre

A fully furnished, double-sized room available in a friendly five-bedroom shared house, just a short walk from Spalding town centre.

The room features a brand-new bed and mattress, wardrobe, chest of drawers, and has been freshly decorated. High-speed internet is included.

- Suitable for one person only
- Rent: £120 per week / £520 per month
- No deposit required



[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>65</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.