

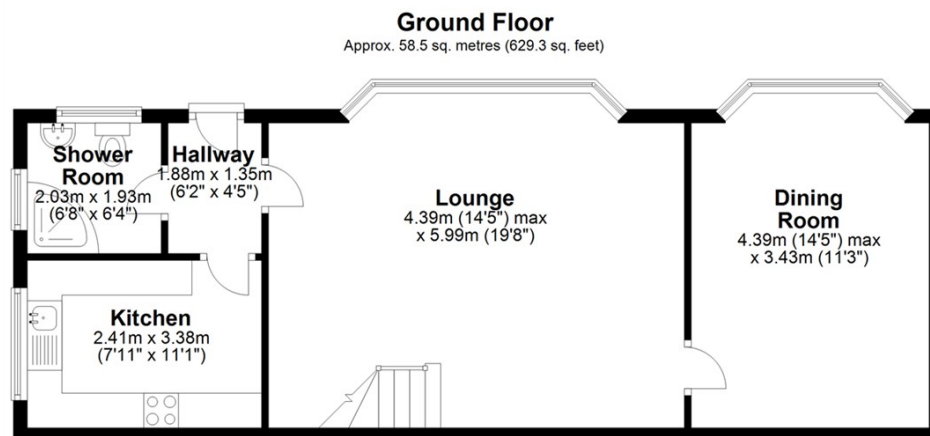


35B LONDON ROAD
SPALDING, PE11 2TE

£950 PER MONTH

Semi-detached house with beautiful period features situated in the heart of Spalding within walking distance to the town centre. The property briefly comprises; Entrance Hallway, large Living Room, Kitchen, three Bedrooms (one situated on the ground floor) and 2 bathrooms and new carpets. Externally the property benefits from a enclosed court yard Garden, and parking for 1 vehicle. EPC Rating D. Council Tax Band B. Deposit £1032. Sorry no pets.





Total area: approx. 116.1 sq. metres (1250.0 sq. feet)
35b london road



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 Lettings
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

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

