



## 55 VISCOUNT CLOSE

SPALDING, PE11 3PS

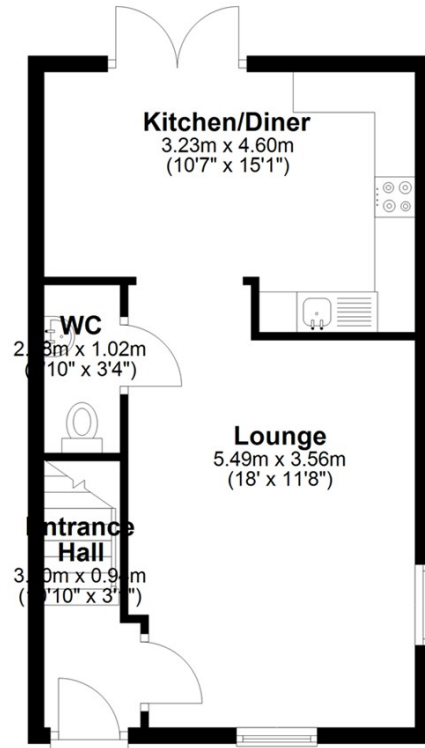
£210,000  
FREEHOLD

This chain-free, three-bedroom end-terraced house in a cul-de-sac in Pinchbeck offers a well-presented interior, low-maintenance turfed garden, and off-road parking for two vehicles. Ideally located near local shops, schools, and transport links, including the A16 and Spalding's train station, it provides modern living in a desirable village setting, perfect for a swift and straightforward purchase. Viewings are recommended.



### Ground Floor

Approx. 37.6 sq. metres (404.5 sq. feet)



Total area: approx. 75.8 sq. metres (816.2 sq. feet)

**55 Viscount**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	87
(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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