



## 14A ST. THOMAS ROAD SPALDING, PE11 2XY

£825 PCM

Property is having a new kitchen fitted soon.

Nestled on the charming St. Thomas Road in Spalding, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and convenient home. The property features a well-proportioned reception room, perfect for relaxing or entertaining guests. With two inviting bedrooms, this residence is ideal for small families, couples, or individuals looking for extra space.

The bathroom is thoughtfully designed, providing a functional area for daily routines. Although the property does not boast extensive square footage, it offers a cosy atmosphere that makes it feel like home. Additionally, the convenience of parking for one vehicle adds to the appeal, ensuring that you have a designated space for your car.

Situated in a pleasant neighbourhood, this property benefits from its proximity to local amenities, schools, and parks, making it an ideal choice for those who appreciate community living. Do not miss the chance to make this charming property your own.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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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