

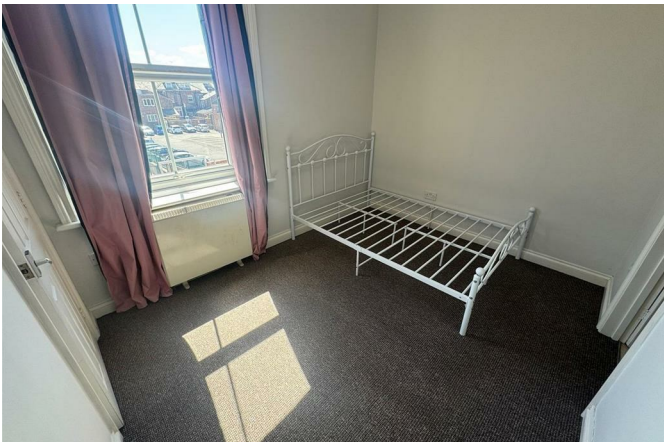


Market Place Spalding

For sale
£625 per

A part furnished one-bedroom flat located in the heart of Spalding town centre, offering convenient access to local shops, transport links, and amenities. Recently redecorated throughout, the property is available part furnished and includes a washer, dryer, fridge/freezer, dining table and chairs, and a double bed. Accommodation comprises a lounge/diner, kitchen, and double bedroom with an en-suite shower room, making it an ideal home for a single occupant or couple.

Council Tax: A
EPC: Exempt



| 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 | |

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.